

AFFIDAVIT & INDEMNITY AGREEMENT
REGARDING POWER OF ATTORNEY


Before me, the undersigned Notary Public, in and for the State of Alabama-at-Large, personally appeared, who having been by me first duly sworn, deposed as follows:

- 1. My name is Pamela B. Lee. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2. On, April 13, 2018, Luis Alfredo Morales appointed me as attorney-in-fact under Power of Attorney, a true and correct copy of which is attached hereto as Exhibit A.
- 3. I have on this day exercised the powers granted in the above-referenced Power of Attorney by executing warranty deeds, mortgages and various other documents relating to the sale, or mortgage, of the residence located in Shelby County, Alabama, and being more particularly described as follows, to-wit:

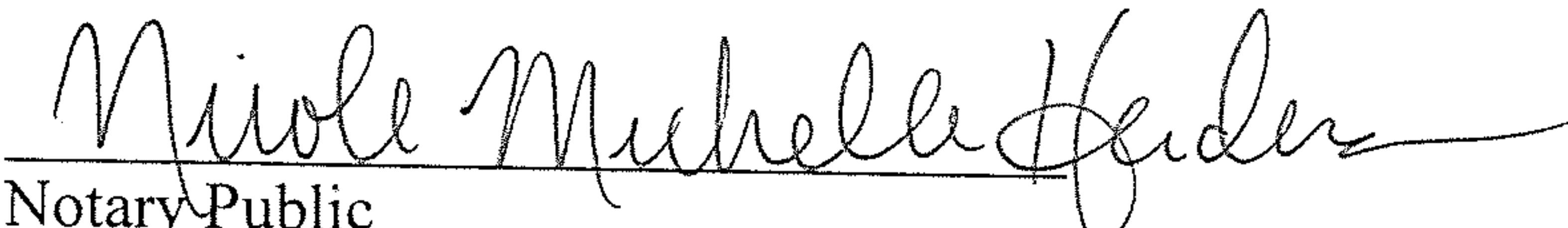
LOT 113, ACCORDING TO THE FINAL PLAT FOR THE VILLAGES OF WESTOVER
SECTOR 1, AS RECORDED IN MAP BOOK 39 PAGE 9 A & B, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

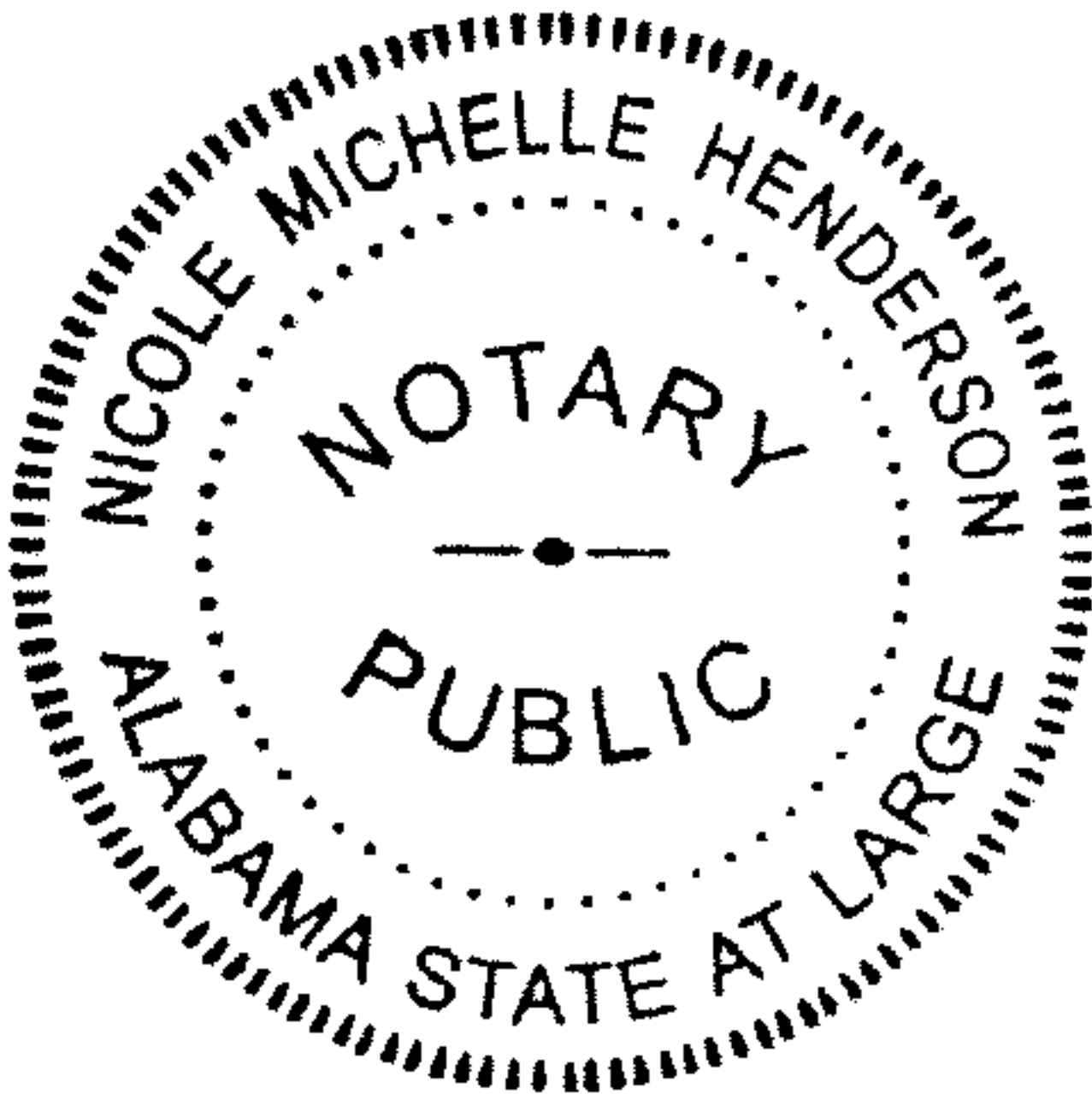
- 4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of Attorney I had no actual knowledge of the termination of the power by revocation or the death of Luis Alfredo Morales. I know Luis Alfredo Morales to be still living, competent and have not been notified since the execution of the Power of Attorney that he/she has revoked said power. The affiant herein affirms, under penalty of perjury, that he/she is not using the power of attorney to self-deal in the Principals' property, or to otherwise benefit personally from this mortgage or sale of the Principals' real property.
- 5. I am making this affidavit pursuant to Code of Alabama 1975 Section 26-1-2(e).
- 6. I, Pamela B. Lee, agree to indemnify and hold harmless Fidelity National Title Insurance Company, Title Insurance Underwriter; Common Bond Title, LLC, Closing Agent; and Ark-La-Tex Financial Services, LLC DBA Benchmark, Lender, from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance on the Power of Attorney.

Witness my hand and seal April 30, 2018


Affiant and Attorney-in-Fact

Subscribed and sworn to before me April 30, 2018


Notary Public
My Commission expires: 3/30/22



Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201
(205) 251-3151



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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