

STATE OF ALABAMA)
COUNTY OF SHELBY)

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07/01/2019 02:04:43 PM
POA 1/3

SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Jacob Blair**, being of sound mind, do hereby nominate, constitute, and appoint **Ronda Blair** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **The Estate of Royce G. Creel**, including the loan and mortgage with **Wells Fargo Home Mortgage** its successors and assigns, (the "Lender"), Loan number [REDACTED] in the amount of \$166,500.00 for the property located in Shelby County, Alabama known as **2337 Chandawood Trace, Pelham, Al 35124**, and more particularly described as: Lot 235, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, Page 49, in the Probate Office of Shelby County, Alabama.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include, but not be limited to, the authority to execute a note and mortgage on my behalf for the loan to Lender, the Closing Disclosure and addendums, title documents, and any other closing documents associated with the loan being made to **Allison Blair and Jacob Blair** and the mortgage on the property in which I will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this Power of Attorney.

The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on the date of execution of this Instrument. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **August 1, 2019** Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal

representatives.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by **Ronda Blair** notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is specifically limited to the above purposes and, if not exercised prior to the 15 day of July, 2019 shall be revoked.

IN WITNESS WHEREOF, **Jacob Blair**, as Principal, has signed this Specific Durable Power of Attorney this the 21 day of June, 2019.

STATE OF Alabama
COUNTY OF Baldwin

Jacob Blair

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Jacob Blair**, whose name is signed to the foregoing Specific Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 21 day of June, 2019.

(SEAL)

Notary Public

This instrument prepared by:
The Law Offices of Jack R. Thompson, Jr., LLC
416 Yorkshire Drive
Birmingham, Al 35209

MY COMMISSION EXPIRES JANUARY 24, 2021

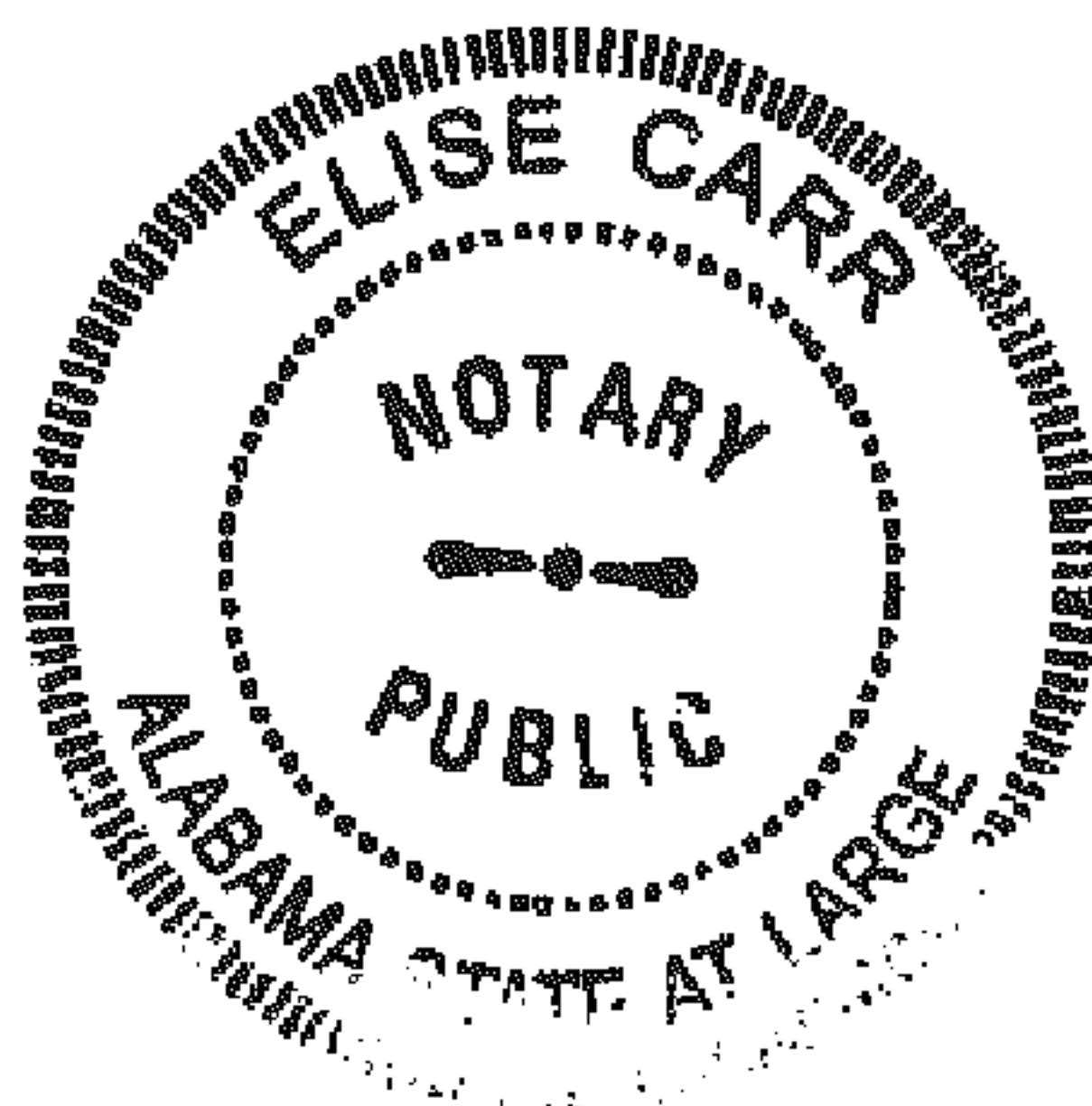


EXHIBIT A

STATE OF ALABAMA)

COUNTY OF SHELBY)

AFFIDAVIT & INDEMNITY

I, Ronda Blair hereby affirm that the Specific Durable Power of Attorney executed by Jacob Blair on 6-21-2019, is still in full force and effect and Jacob Blair is alive. I have no knowledge at the time of execution or since, that Jacob Blair has revoked amended or in any way altered the Specific Durable Power of Attorney which she signed on 6-21-2019.

It is my belief that Jacob Blair was competent to execute this Specific Durable Power of Attorney and did not do so under any duress.

I acknowledge, agree and indemnify to hold harmless ANCHOR TITLE, LLC, LAW OFFICE OF JACK R. THOMPSON, JR. LLC, and STEWART TITLE GUARANTY COMPANY from any loss or damage that may arise out of the reliance of this Affidavit and the above mentioned Durable Power of Attorney.

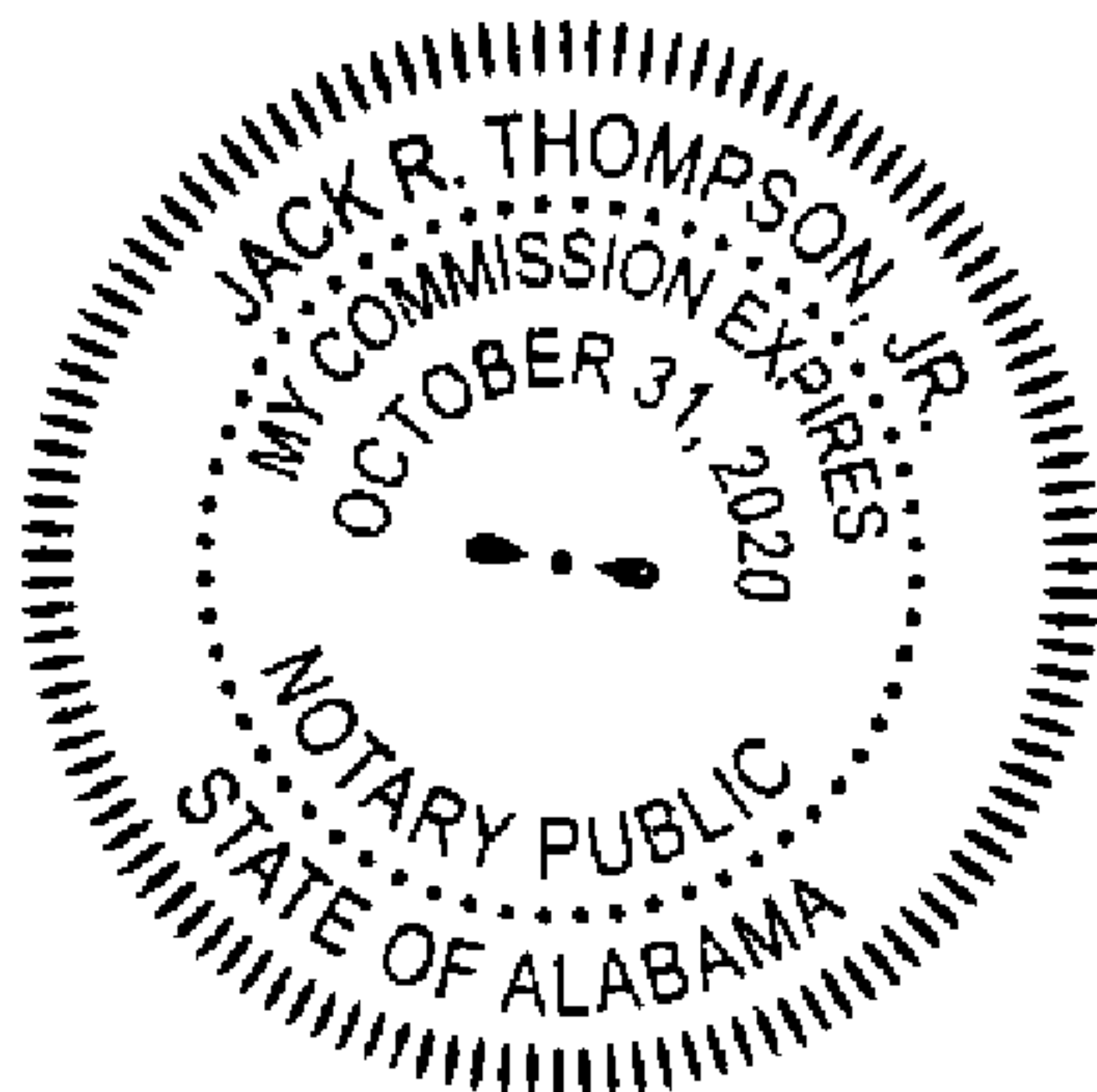
Signed with my hand and seal this the 28 day of June, 2019

Ronda Blair
Ronda Blair

STATE OF Alabama)
COUNTY OF Tetterson)

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Ronda Blair, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily.

Given under my hand and official seal this 28th day of June, 2019.



Notary Public

[Seal]

My Commission Expires 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2019 02:04:43 PM
\$21.00 CHERRY
20190701000234750

Allen S. Byrd