

STATE OF ALABAMA     )  
SHELBY COUNTY         )

20190819000301970  
08/19/2019 10:59:48 AM  
POA 1/3

**SPECIFIC DURABLE POWER OF ATTORNEY**

**TO**

**LEE WAITES**

**KNOW ALL MEN BY THESE PRESENTS,**

Which are intended to constitute a Specific Durable Power of Attorney, that **MARGARET BARNARD WAITES**, the undersigned, of the County of Shelby and State of Alabama do hereby make, constitute and appoint **LEE WAITES** of Shelby County, State of Alabama, my true and lawful Attorney in Fact, for me and in my name, place and stead, and on behalf and for my use and benefit, to do and execute all or any of the following acts, deeds, and things, as fully as I might or could do if personally present, to wit:

To execute any and all documents pertaining to the sale of real property known as:

**LOT 5, BLOCK 51, REYNOLDS ADDITION TO MONTEVALLO ALABAMA AS RECORDED IN MAP BOOK 3, PAGE 37, SHELBY COUNTY PROBATE OFFICE, DESCRIBED AS FOLLOWS: A CERTAIN LOT SITUATED IN THE TOWN OF MONTEVALLO ALABAMA ON THE NORTH SIDE OF SHELBY OR DEPOT STREET FRONTING ON SHELBY STREET, 75 FEET AND RUNNING BACK A UNIFORM DISTANCE OF 150 FEET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT 438 FEET FROM THE CORNER OF THE W.B. REYNOLDS LOT AT THE INTERSECTION OF SHELBY AND ISLAND STREETS AND RUNNING NORTHEAST AT RIGHT ANGLES WITH SHELBY STREET FOR A DISTANCE OF 150 FEET; THENCE SOUTHEAST PARALLEL WITH SHELBY STREET A DISTANCE OF 75 FEET; THENCE SOUTHWEST AT RIGHT ANGLES TO SHELBY STREET A DISTANCE OF 150 FEET; THENCE ALONG THE MARGIN OF SHELBY STREET A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING. HAVING A FRONTAGE ALONG SHELBY STREET OF 75 FEET AND A DEPTH OF 150 FEET. SITUATED IN SHELBY COUNTY, ALABAMA**

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. Such rights, powers and authority shall remain in full force and effect thereafter

until 90 days after execution of this Instrument. 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.

In witness whereof, as Principal, I have signed this Specific Durable Power of Attorney, this the 29 day of July, 2019 and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

  
\_\_\_\_\_(Seal)  
MARGARET BARNARD WAITES

STATE OF Connecticut )  
Litchfield COUNTY )

I, Noreen H. Prichard, a Notary Public in and for said County in said State, hereby certify that MARGARET BARNARD WAITES whose name is signed to the foregoing Specific Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Specific Durable Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29 day of July, 2019.

  
NOTARY PUBLIC

(S E A L)

My Commission Expires \_\_\_\_\_

ATB1209

**NOREEN H. PRICHARD**  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires  
April 30, 2024

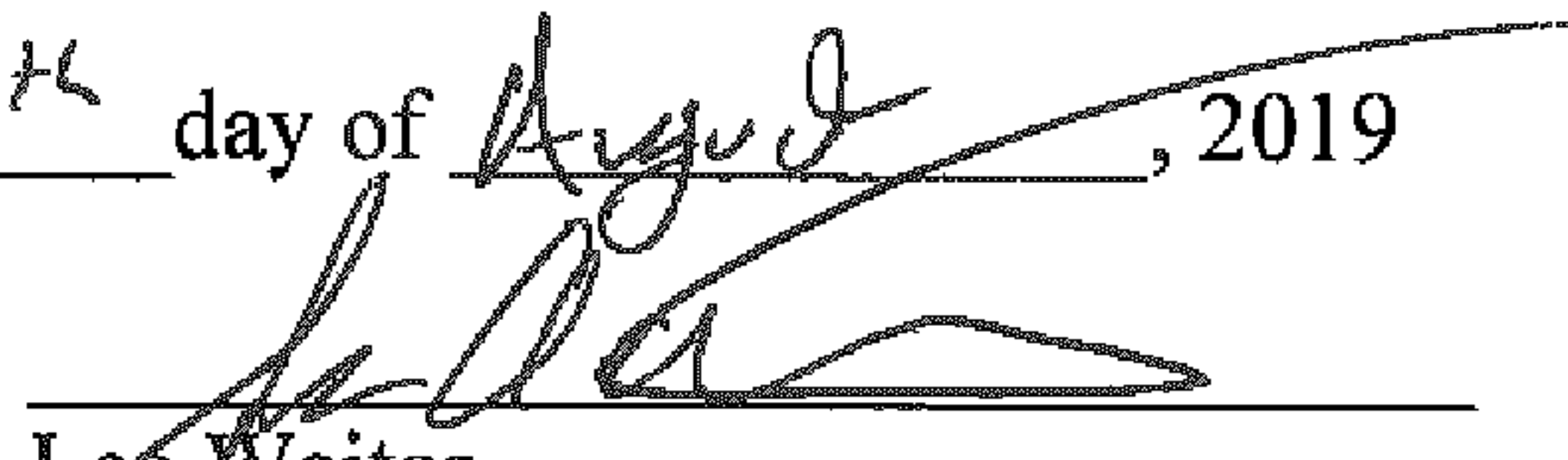
COUNTY OF SHELBY )

AFFIDAVIT & INDEMNITY

I, Lee Waites hereby affirm that the Specific Durable Power of Attorney executed by Margaret Barnard Waites on July 29, 2019, is still in full force and effect and Margaret Barnard Waites is alive. I have no knowledge at the time of execution or since, that Margaret Barnard Waites has revoked amended or in any way altered the Specific Durable Power of Attorney which she signed on July 29, 2019.

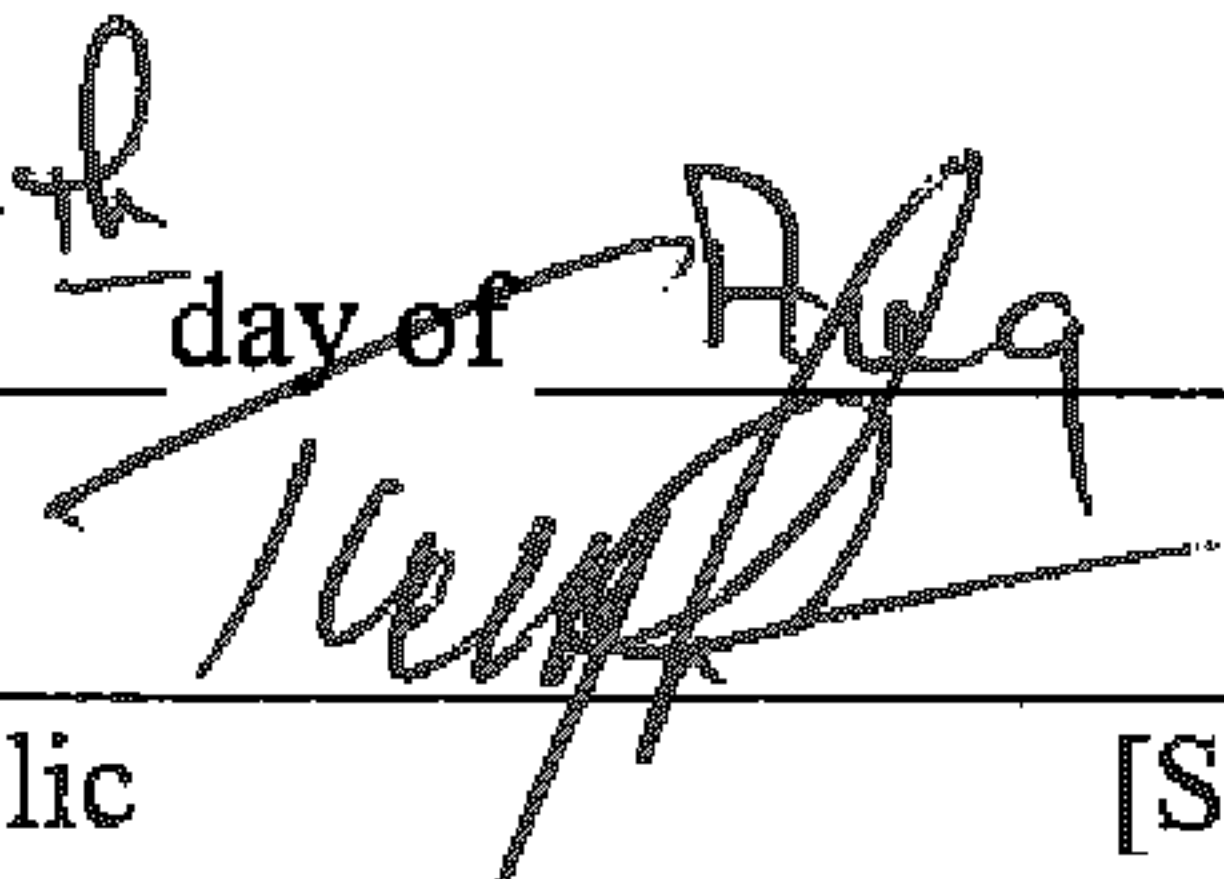
It is my belief that Margaret Barnard Waites was competent to execute this Specific Durable Power of Attorney and did not do so under any duress.

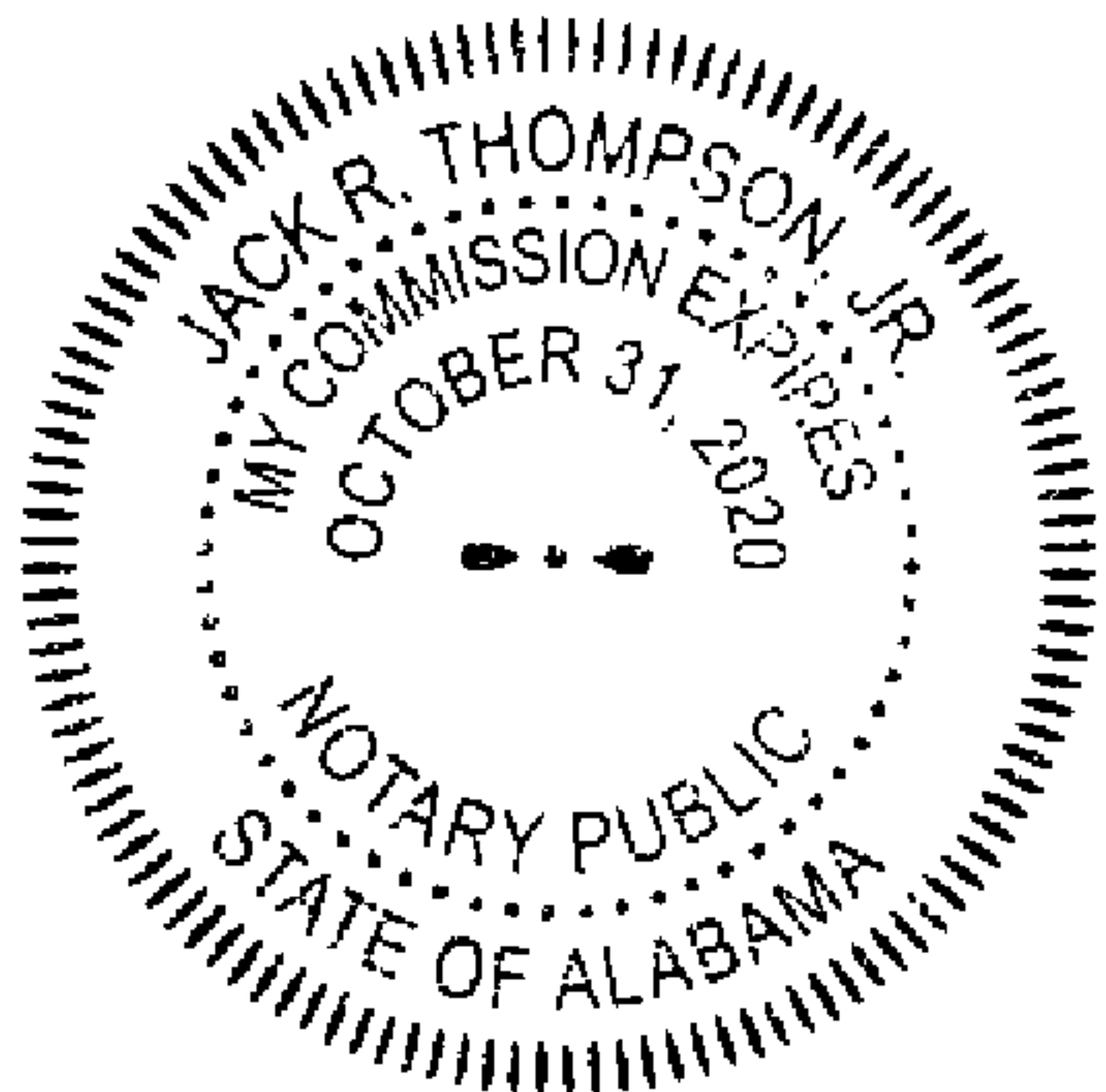
I acknowledge, agree and indemnify to hold harmless ANCHOR TITLE, LLC, LAW OFFICE OF JACK R. THOMPSON, JR. LLC, and STEWART TITLE GUARANTY COMPANY from any loss or damage that may arise out of the reliance of this Affidavit and the above mentioned Durable Power of Attorney.

Signed with my hand and seal this the 15<sup>th</sup> day of August, 2019  
  
Lee Waites

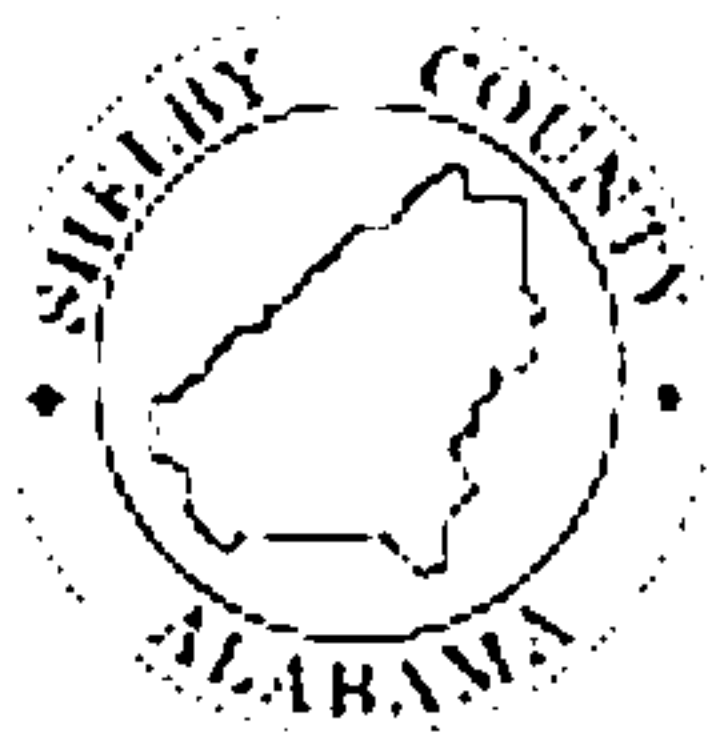
STATE OF Alabama )  
COUNTY OF Jefferson )

I, Jack R. Thompson Jr, a Notary Public in and for said county in said state, hereby certify that Lee Waites, 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 15<sup>th</sup> day of Aug, 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  
08/19/2019 10:59:48 AM  
\$21.00 CHERRY  
20190819000301970

*Allie S. Bezel*