

RECORDING REQUESTED BY:
First American Title Insurance Company

AND WHEN RECORDED MAIL TO:
Kevin Wilson
3743 Crossings Crest
Birmingham, AL 35242

20200928000435490
09/28/2020 11:52:32 AM
POA 1/6

Escrow No. **56276441LA (MG)**

CAPTION HEADING: **Power of Attorney**



LAW OFFICE
Bryant J. Williams, Jr.

424 NORTH UNION AVENUE

P.O. BOX 399

Ozark, Alabama 36361

STATE OF ALABAMA *

General Durable Power of Attorney

DALE COUNTY *

Inclusive of Real Property and
Health Care Authority

KNOW ALL MEN BY THESE PRESENTS, that I, Monza H. Wilson (SSN: [REDACTED]), the undersigned, of 108 Jasmine Drive, Ozark, Alabama 36360, do hereby make, constitute, and appoint my husband, H. Dwight Wilson, of 108 Jasmine Drive, Ozark, Alabama 36360 and my children, Kevin D. Wilson, of 1513 Shadywood Land, Flower Mound, Texas 75028 and Karen M. Wilson Robinson, of P.O. Box 543, Grant, Alabama 35747 as my true and lawful attorneys-in-fact, acting separately and severally, and in the individual capacity of each, for me and in my name, place and stead and on my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business property, real or personal, tangible or intangible, or matter whatsoever;

2. To request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, insurance benefits and proceeds, any and all documents of title, closes in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to me, or in which I have or may hereafter acquire interest, to have use and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharges for the same;

3. To lease, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible and intangible, or interest thereon, on such terms and conditions, and under such covenants, as my attorneys-in-fact shall deem proper;

4. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgages, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, for me, in my behalf, and in my name and under such terms and conditions, and under such covenants, as my attorneys-in-fact shall deem proper;

5. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf, and in my name;

6. To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds,

debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein;

7. To exercise full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done in the exercise of any of the rights and powers herein granted, as fully as to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorneys-in-fact, or their substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted; and,

8. To perform any, all and every act which is legal for me in regard to the lease, rent, sale, mortgage, subdivision, development, or other conveyance of, or any transaction in, real property, more particularly described as follows:

Lots 4 and 5 of Block E in the First Addition to Peters Subdivision, a subdivision to the City of Ozark, Alabama, as recorded in Map Book 1 at page 147, Probate Records of Dale County, Alabama, together with all improvements located thereon.

Lot 6, Block F of the 1st Addition to Peters Subdivision, a subdivision in the City of Ozark, Alabama, a map or plat of which is recorded in Map Book 1, page 147 in the office of the Judge of Probate for Dale County, Alabama.

And, in such transactions in the described property, to exercise the following powers and authority:

a. Execute such documents, give such acquittances, provide such letters or other memoranda or otherwise over their, or either of them, signatures alone to accomplish and conclude any and all requisites, transfers, transactions, dealings or other acts howsoever described for the purchase or conveyance, or other management, dealing in or other transaction howsoever described, of the real property with or to any buyer, lender, surveyor, health official or other entity or person involved in or related to any transaction in said lands;

b. Conduct, engage in, and transact any and all lawful business in the premises as stated herein of whatever nature or kind for me, on my behalf, and in my stead, and in my name;

c. Endorse jointly payable checks or other documentary funds; sign applications for release, transfer or other documents to effectuate any requisite of the transaction in these premises; transact with realtors and effect listing, brokerage or purchase agreements; receive, endorse and give acquittance for payment or reimbursement of escrowed or impound funds or membership or stock or other conditionally prepaid funds; and, execute all other documents required or requested of any interested third parties in the transactions in these premises; and,

d. These additional powers shall be construed as a special power of attorney to accomplish transaction in or conveyance of real property and transaction with any other entity or person to conclude same, and such empowerment and authority extends to any requisite in transaction with, or involvement by, the FHA or the Veteran's Administration or to effect the VA guaranteed nature of any financing attendant said transaction, any requisite or transaction with any lending or financial institution, any requisite or transaction with any realtor or real estate broker (or any of its agents or representatives), and any other thing or matter howsoever described which will allow the full conclusion and mortgage, purchase or sale, the same as if I were personally present at such closings or transaction to perform all actions necessary in the directions and empowerments hereunder, to be construed to give the holder of this power of attorney the widest authority in any regard to or related to lands whatsoever.

9. To act for me in any way I could act in person to make any and all decisions concerning my personal care, medical treatment, hospitalization and health care, and, under such grant, to make the following decisions and exercise these powers and authority:

a. Exercise these enumerated, specific powers: arrange with physicians and hospitals for my care; authorize my admission to, and discharge from, hospitals and convalescent homes; consent to my receiving medical care or refusing it; withhold or withdraw life-sustaining treatment for me; engage and discharge physicians; obtain information necessary to give informed consent to any medical treatment for me; consent to my participation in medical research; sign all documents necessary to carry out my wishes; release physicians, hospitals and other health care providers from liability for carrying out medical and treatment decisions;

b. If at any time I should have an incurable injury, disease, or illness certified to be a terminal condition by two physicians who have personally examined me, one of whom shall be my attending physician, and the physicians have determined that my death will occur whether or not life-sustaining procedures are utilized and where the application of life-sustaining procedures would serve only to artificially prolong the dying process, to direct that such procedures be withheld or withdrawn, and that I be permitted to die naturally with only the administration of medication or the performance of any medical procedure deemed necessary to provide me with comfort care;

c. Decide, upon my attending physician's determination and confirmation of diagnosis by one other physician who has personally examined me, that I have entered a persistent vegetative state and direct my physician to withhold or withdraw all health care and sustenance, including food and water;

d. Authorize and contract for, if the need arises for my long-term care maintenance at home with private care or in an extended care facility such as a nursing home or hospice or retirement home, my residence in any shelter care or facility which conforms to the state of my health and my health care needs and, in such decision, to weigh, in their sole discretion, the physical, emotional and financial costs of such alternatives;

e. Authorize the administration of any drug, or controlled substance, to alleviate pain even if that drug may cause drug dependency, induce or accelerate death, have undetermined or potentially dangerous side effects or render unconsciousness;

f. Transact with any entity or agency, including the Social Security Administration or the Medicaid Agency in the state of my residence or the Drug Enforcement Administration or any other governmental or quasi-governmental agency whether now in being or hereafter established, to authorize or secure any health benefits or needs for my medical and health care;

g. Access my medical, or judicial, records the same as I would have if I were in full health, including the right to disclose the contents to others;

h. Exercise all, or refuse to exercise any, rights under Ala.Code § 22-19-40 et seq known as the Uniform Anatomical Gift Act, including the delay of exercise of any such decision until such time when any act or decision is allowed or needs to be made for anatomical gift; authorize, or request inquiry into reasonable cause for, autopsy and to refuse consent for or otherwise resist autopsy; make disposition of any part or all of my body for medical purposes and to direct the disposition of my remains;

i. Enforce my desires and rights in the health care hereunder empowered by bringing such proceedings, claims or actions necessary against any health care provider or agency to ensure compliance with the directions of my attorneys-in-fact under the powers herein granted;

j. Make advance funeral and interment arrangements and pay for same; and,

k. This grant of power is intended to be as broad as possible so that my attorneys-in-fact will have authority to make any decision I could make to obtain or terminate any type of medical or health care if my attorneys-in-fact believe, in their, or either of them, sole and absolute discretion, such action would be consistent with my intent and desires.

This instrument is to be construed and interpreted as a General Durable Power of Attorney. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to my attorneys-in-fact. This power of attorney shall not be affected by disability, incompetency or incapacity of the principal.

In the event that proceedings to appoint a fiduciary for the principal are hereafter commenced, I hereby nominate, by this durable power of attorney, H. Dwight Wilson, Kevin D. Wilson and Karen M. Wilson Robinson, or any of them, to be the guardians, conservators, curators, or other fiduciaries pursuant to Ala.Code §26-2A-10(b) (1975 as amended 1987).

The rights, powers and authority of my attorneys-in-fact herein granted shall commence and be in full force and effect upon the execution and acknowledgment of this instrument and such rights, powers and authority shall remain in full force and effect thereafter until revoked by me in writing which said revocation shall be effective only after recordation in the public records of Dale County, Alabama and after expiration of fifteen (15) days from such recordation and written notice to any party identified

herein as a class to which reliance on this power would extend and therefore relying hereon. Any revocation hereafter occurring shall not vitiate or invalidate any act herein empowered by my said attorneys-in-fact during the existence and validity of this power of attorney, acted upon by one having no notice of such revocation.

IN WITNESS WHEREOF, as Principal, I have signed this Durable Power of Attorney at Ozark, Dale County, Alabama, this 26th day of June, 1997.

WITNESS:

Lina E. Garner Monza H. Wilson (L.S.)
MONZA H. WILSON

STATE OF ALABAMA *

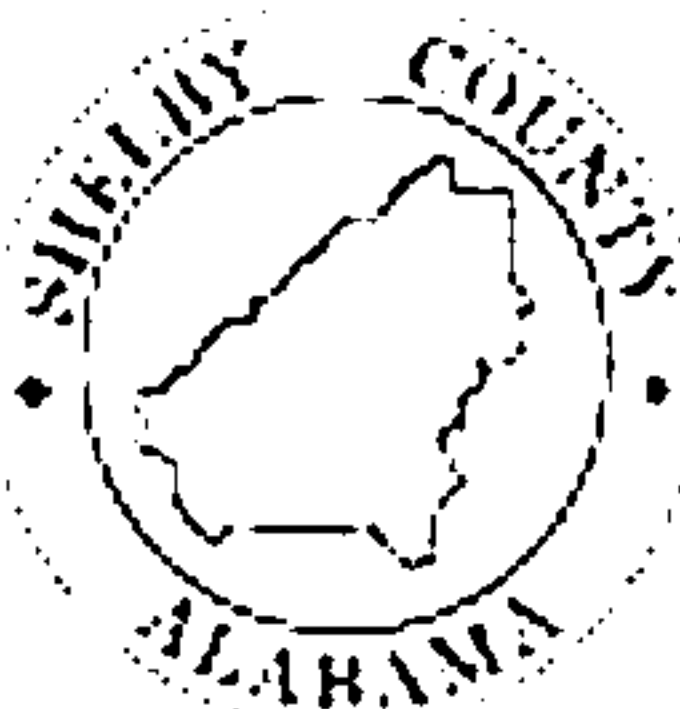
DALE COUNTY *

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

Witness my hand and seal this 26th day of June, 1997.

Emily J. [Signature]
Notary Public

Comm. Exp. **COMM. EXPS.**
APRIL 24, 2001



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2020 11:52:32 AM
\$37.00 CHARITY
20200928000435490

Allen S. Bayl