

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA)

COUNTY OF St Clair)

20210201000051620

02/01/2021 11:05:14 AM

POA 1/2

KNOW ALL MEN BY THESE PRESENTS, that, **Billie Ann Ward**, (hereinafter referred to as "Principal"), do by these present make, constitute and appoint **Deborah A Strickland**, as my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for our use and benefit, to execute the deed of conveyance, Settlement Statement, Closing Disclosure, lien waivers and any and all documents necessary to complete the purchase of the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

District Wilton Mun of R1: 90 Selma Street, Wilton Alabama

including but not limited to the correct and/or execute or initial all typographical or clerical errors discovered in any or all of the seller closing documentation required to be executed by the undersigned at settlement specifically including the Settlement Statement, HUD Certification, Deed, lien waiver, affidavits regarding association, PUD, fire, library obligations and title company and/or seller's existing mortgage company requirements and specifically to re-execute any document previously signed by seller, that has been lost or destroyed and any other documents required for said sale and conveyance.

I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by my disability, incompetency, or incapacity, but shall be deemed to be durable in accordance Alabama Code Section 26-1A-101, *et. seq.*

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on our behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 29 day of October, 2020.

Billie Ann Ward

Billie Ann Ward

STATE OF Alabama)

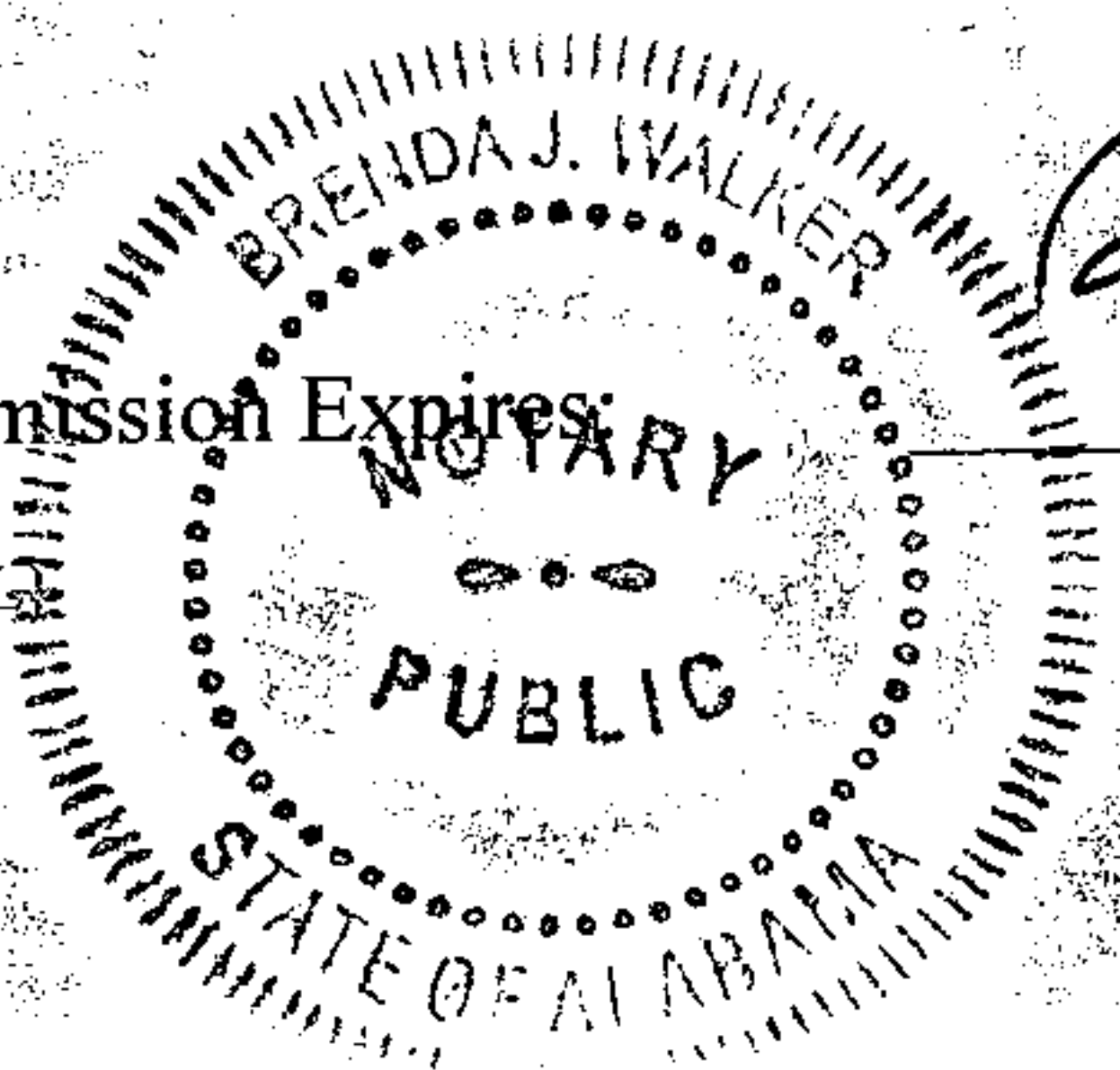
COUNTY OF St Clair)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Billie Ann Ward**, whose name(s) is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 29 day of October, 2020.

My Commission Expires:

{AFFIX SEAL}



Brenda J. Walker
Notary Public

My Commission Expires:
February 15, 2022

Exhibit A – Legal Description

Lot 2, Block 3, according to Map of One Hundred Acres at Birmingham Junction on E.T.V. and G. Railroad near Montevallo, Shelby County, Alabama, property of Maj. Joseph Hardie, as laid out in Building and Small Farm Lots by J. E. Bozeman, Selma, Alabama, as recorded in Deed Book 14, page 239, in the Probate Office of Shelby County, Alabama; otherwise and further described as follows:

Begin at the NW corner of the NW 1/4 of SW 1/4 of Section 9, Township 24 North, Range 12 East; thence South 907 feet to an iron pin and Point of Beginning of lot herein described; thence East 474 feet to an iron pin; thence North 206 feet and 8 inches to an iron pin; thence West 474 feet to an iron pin; thence South 206 feet and 8 inches to the Point of Beginning; being a part of the NW 1/4 of SW 1/4 of Section 9 and the NE 1/4 of SE 1/4 of Section 8 in Township 24 North, Range 12 East, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 11:05:14 AM
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Allen S. Bayl