

POA AFFIDAVIT

20210519000246520
05/19/2021 11:08:54 AM
AFFID 1/10

State of Alabama
County of Shelby

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared George Pickle who after being duly sworn, depose and say as follows:

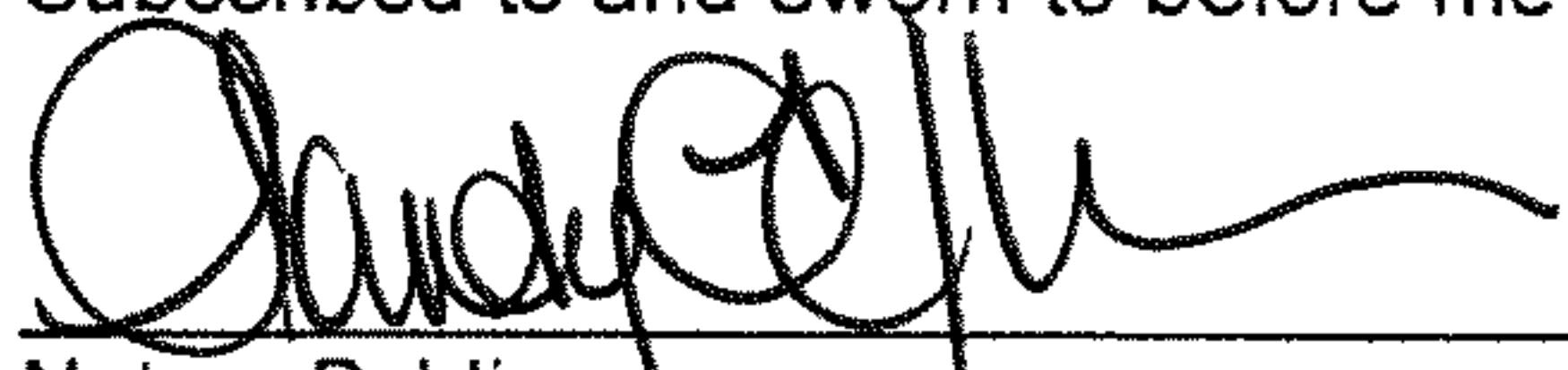
1. My name is George Pickle. I am presently Attorney in Fact under Specific Durable Power of Attorney for Phyllis Tseng Pickle a/k/a Phyllis Pickle dated August 13, 2018.
2. I have signed documents in connection with the sale of property, and in particular a General Warranty Deed and other related documents executed under my capacity as Agent under the Power of Attorney for the property described as:

SEE EXHIBIT "A" ATTACHED HERETO

3. I have had contact with Phyllis Tseng Pickle a/k/a Phyllis Pickle prior to my signing the closing documents. I am aware that she is alive and well, and competent and has not rescinded her Power of Attorney, which is still in full force and effect. She is aware of my executing the closing documents and especially the General Warranty Deed and other closing documents.
4. I hereby indemnify and hold harmless Stewart Title Guaranty Company, South Oak Title Commercial, LLC, Renasant Bank, and other third parties connected with this transaction for any loss sustained for reliance on the information and attestations contained in this POA Affidavit.


George Pickle

Subscribed to and sworn to before me on this 12th day of May, 2021.


Notary Public

My Commission expires: 1/22/23



EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" CAPPED PIPE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE S 02°33'17" E A DISTANCE OF 1192.15 FEET TO A 1" OPEN PIPE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261 AND THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD; THENCE N 76°34'11" W ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD FOR A DISTANCE OF 60.05 FEET TO THE INTERSECTION OF SAID CSX RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE N 15°52'23" E ALONG THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261 FOR 100.09 FEET TO A REBAR CAPPED EDG AT THE INTERSECTION OF SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID CSX RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 76°34'11" W ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND LEAVING SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY A DISTANCE OF 144.00 FEET TO A REBAR CAPPED EDG; THENCE N 13°34'07" E AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 75.35 FEET TO A REBAR CAPPED EDG; THENCE S 77°13'49" E A DISTANCE OF 147.11 FEET TO A REBAR CAPPED EDG ON THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE S 15°52'23" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 77.12 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

STATE OF ALABAMA)
Shelby COUNTY)

**Durable Power of Attorney and Authority to Access Health
Information**

Of

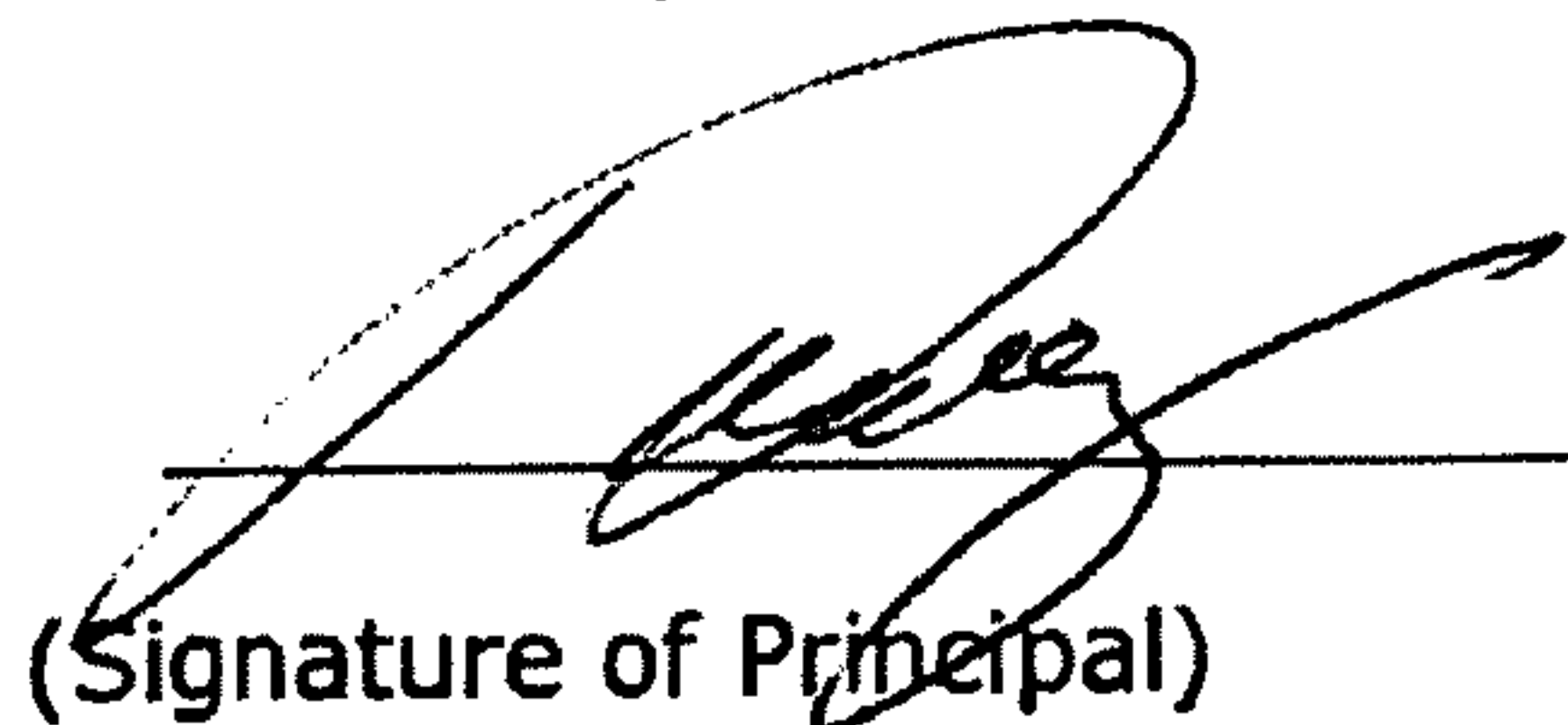
KNOW ALL MEN BY THESE PRESENTS that I, Phyllis Pickle
of Helena in Shelby County,
Alabama, do hereby make, constitute and appoint
George Pickle of Helena, in
Shelby County, Alabama, phone number [REDACTED], as
my Attorney-in-Fact, for me and in my name, place and stead, and on my
behalf, to do, perform and execute the acts I have authorized, and I grant to
him/her every power necessary to carry out the purposes for which this
power is granted, including the powers of revocation and substitution,
hereby ratifying and affirming that which (s)he or his/her substitute shall
lawfully do or cause to be done by virtue of the rights and powers herein
granted.

**This power of attorney shall not be affected by disability,
incompetency, or incapacity of the principal.**

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me
with respect to the following subjects as defined in the Alabama Uniform
Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975:

If you wish to grant general authority over all of the subjects enumerated in
this section you may SIGN here:


(Signature of Principal)

OR

If you wish to grant specific authority over less than all subjects enumerated in this section you must INITIAL by each subject you want to include in the agent's authority:

P.P. Real Property as defined in Section 26-1A-204

P.P. Tangible Personal Property as defined in Section 26-1A-205

P.P. Stocks and Bonds as defined in Section 26-1A-206

P.P. Commodities and Options as defined in Section 26-1A-207

P.P. Banks and Other Financial Institutions as defined in Section 26-1A-208

P.P. Operation of Entity or Business as defined in Section 26-1A-209

P.P. Insurance and Annuities as defined in Section 26-1A-210

P.P. Estates, Trusts, and Other Beneficial Interests as defined in Section 26-1A-211

P.P. Claims and Litigation as defined in Section 26-1A-212

P.P. Personal and Family Maintenance as defined in Section 26-1A-213

P.P. Benefits from Governmental Programs or Civil or Military Service as defined in Section 26-1A-214

P.P. Retirement Plans as defined in Section 26-1A-215

P.P. Taxes as defined in Section 26-1A-216

P.P. Gifts as defined in Section 26-1A-217

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how

your property is distributed at your death. INITIAL the specific authority you WANT to give your agent.)

P.P. Create, amend, revoke, or terminate an inter vivos trust, by trust or applicable law

P.P. Make a gift to which exceeds the monetary limitations of Section 26-1A-217 of the Alabama Uniform Power of Attorney Act, but subject to any special instructions in this power of attorney

P.P. Create or change rights of survivorship

P.P. Create or change a beneficiary designation

P.P. Authorize another person to exercise the authority granted under this power of attorney

P.P. Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan

P.P. Exercise fiduciary powers that the principal has authority to delegate

AUTHORITY TO ACCESS HEALTH INFORMATION

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

P.P. Arrange for my care at home or by admitting me to an appropriate facility, and, effective immediately, to serve as my personal representative as that term is used in 45 CFR 164.502 (commonly known as "HIPAA privacy regulations"), and to have the same access to my personal health information as I have myself, including, but not limited to, viewing and obtaining copies of any and all of my personally identifiable medical records of any kind whatever, and consulting with medical providers; and I authorize covered medical Entities to provide such access and to cooperate with my agent under this document [as well as any health care agent or proxy I may appoint]; [further, my agent appointed herein may make medical decisions for me, consistent with applicable law and with any health care directive I may have in effect at the time decisions may be needed.] [I do not intend, by this appointment, to prohibit other family members from access to my

otherwise private health care information, and I authorize covered entities to provide to Jennifer Sun, the same access to them and cooperation with them to which I am entitled myself.]

LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. Section 2041 and 26 U.S.C. Section 2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines. For your protection, if there are no special instructions write NONE in this section.

NONE

NOMINATION OF [CONSERVATOR OR GUARDIAN] (OPTIONAL)

If it becomes necessary for a court to appoint a [conservator or guardian] of my estate or [guardian] of my person, I nominate the following person(s) for appointment:

Name of Nominee for [conservator or guardian] of my estate:

Jennifer Sun

Nominee's Address:

251 Timber Ridge Cr.

Alabaster AL 35007

Nominee's Telephone Number:

[REDACTED]

Name of Nominee for [guardian] of my person:

Nominee's Address:

Nominee's Telephone Number:

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT


(Signature of Principal)

Your Signature Date: 8-13-2018

Your Name Printed: Phyllis Pickle

Your Address: 2508 Gator Ln. Pensacola, FL 32505

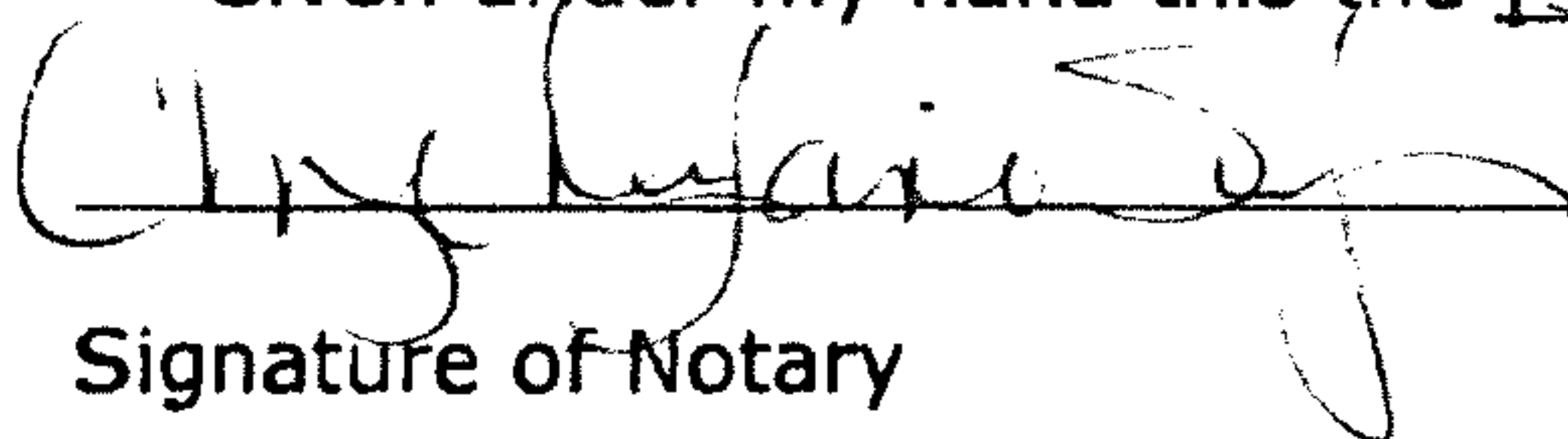
Your Telephone Number: [REDACTED]

STATE OF ALABAMA

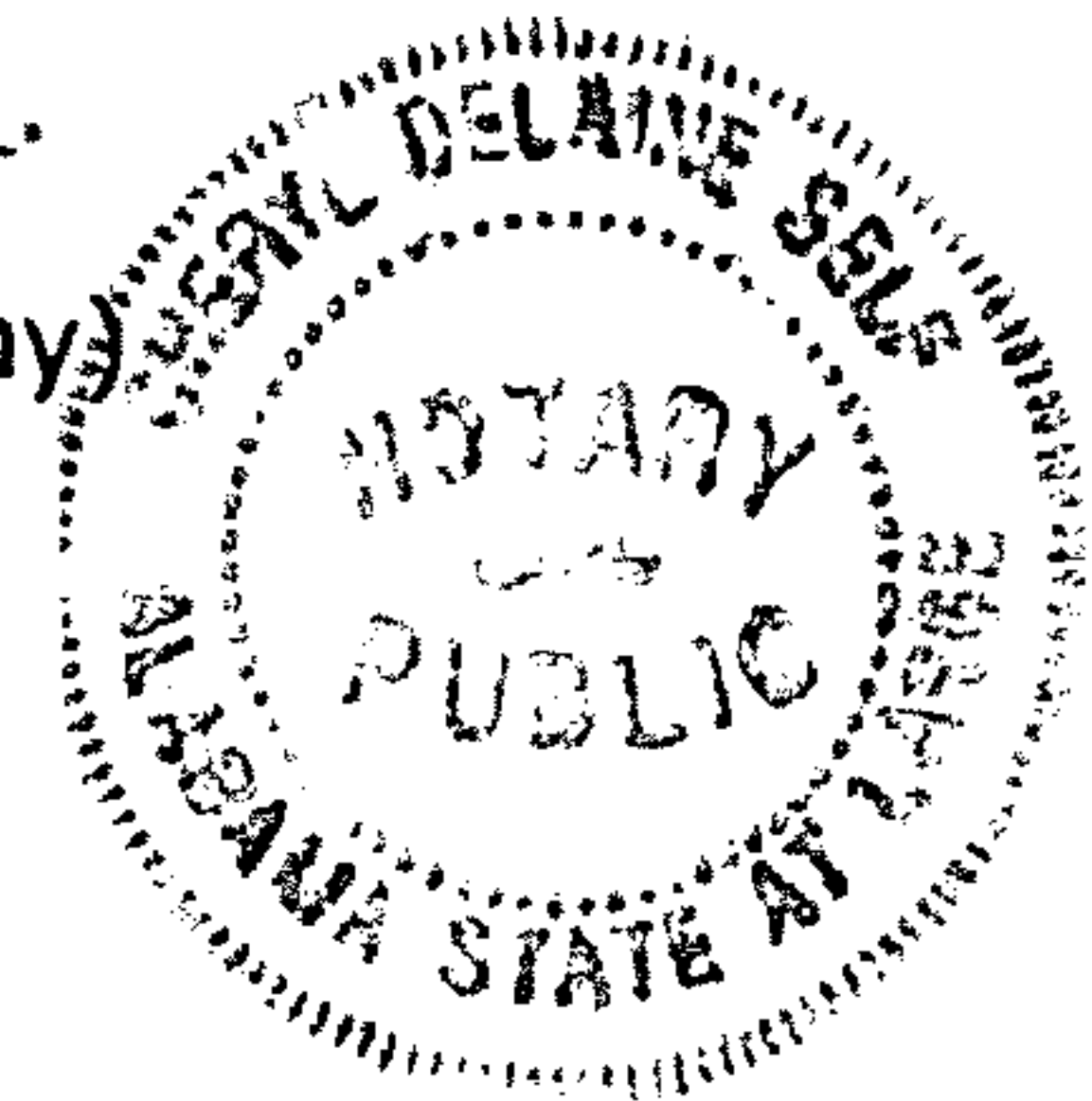
Tuscaloosa COUNTY

I, Henry Delaine Self, a Notary Public, in and for the County in this State, hereby certify that Phyllis Pickle, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 13 day of August, 2018.


Signature of Notary

(Seal, if any)



My commission expires: 3-14-2020

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF POWER OF
ATTORNEY AND AGENT'S AUTHORITY**

STATE OF ALABAMA

COUNTY OF Shelby

I, George Pickle (Name of Agent),
certify under penalty of perjury that Phyllis Pickle
granted me authority as an agent or successor agent in a power of attorney
dated 8-13-18.

I further certify that to my knowledge:

(1) the Principal is alive and has not revoked the Power of Attorney or my
authority to act under the Power of Attorney and the Power of Attorney and
my authority to act under the Power of Attorney have not terminated;

(2) if the Power of Attorney was drafted to become effective upon the
happening of an event or contingency, the event or contingency has
occurred;

(3) if I was named as a successor agent, the prior agent is no longer able or
willing to serve; and

(4) N/A

SIGNATURE AND ACKNOWLEDGMENT

George Pickle 8-13-18

Agent's Signature Date:

George Pickle

Agent's Name Printed:

1137 Lawley St Helena AL 35080

Agent's Address:

205 834-5286

Agent's Telephone Number:

This document was acknowledged before me on

August 13, 2018

(Date)

by Gregory Pickle

(Name of Agent)

[Signature]

Signature of Notary

(Seal, if any)

My commission expires: 3-14-2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2021 11:08:54 AM
\$49.00 CHERRY
20210519000246520

Allen S. Bayl