

STATE OF ALABAMA
COUNTY OF Shelby

**AFFIDAVIT & INDEMNITY AGREEMENT
REGARDING POWER OF ATTORNEY**

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09/03/2021 08:00:38 AM
AFFID 1/1

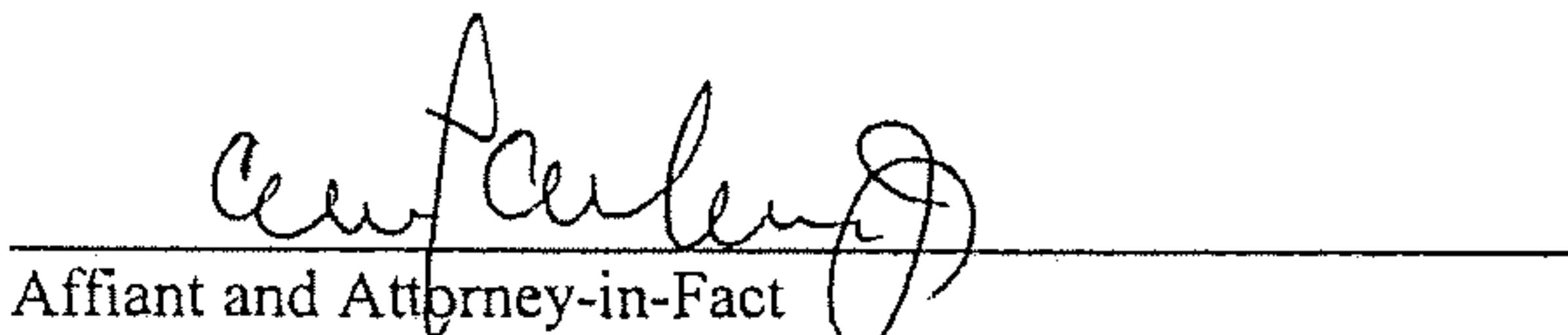
Before me, the undersigned Notary Public, in and for the State of Alabama-at-Large, personally appeared, who having been by me first duly sworn, deposed as follows:

1. My name is Charles Lee Cornelius, Jr.. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. On June 16, 2021, Charles Lee Cornelius (Principal) appointed me as attorney-in-fact under Power of Attorney, a true and correct copy of which is attached hereto as Exhibit A.
3. I have on this day exercised the powers granted in the above-referenced Power of Attorney by executing warranty deeds, mortgages and various other documents relating to the sale, or mortgage, of the residence located in Shelby County, Alabama, and being more particularly described as follows, to-wit:

LOT 70-A, ACCORDING TO THE RESURVEY OF LOT 70 GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of Attorney I had no actual knowledge of the termination of the power by revocation or the death of. I know to be still living, competent and have not been notified since the execution of the Power of Attorney that he/she has revoked said power. The affiant herein affirms, under penalty of perjury, that he/she is not using the power of attorney to self-deal in the Principals' property, or to otherwise benefit personally from this mortgage or sale of the Principals' real property.
5. I am making this affidavit pursuant to Code of Alabama 1975 Section 26-1-2(e).
6. I, Charles Lee Cornelius, Jr., agree to indemnify and hold harmless Fidelity National Title Insurance Company, Title Insurance Underwriter; Common Bond Title, LLC, Closing Agent; and , Lender, from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance on the Power of Attorney.

Witness my hand and seal August 31, 2021



Affiant and Attorney-in-Fact

Subscribed and sworn to before me August 31, 2021



Notary Public

My Commission expires:

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

Prepared by:

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201
(205) 251-3151



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$22.00 JOANN
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