



20210907000434890 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/07/2021 11:11:15 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
W. ERIC PITTS, ESQ.
PO BOX 280,
ALABASTER, AL 35007
(205) 216-4418

DURABLE POWER OF ATTORNEY
[Specific and Limited]

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY DISABILITY, INCOMPETENCY, OR INCAPACITY OF THE PRINCIPAL.

I, Nelson R. Bailey, as principal ("Principal") do hereby appoint Jane L. Bailey, as my attorney-in-fact ("Agent") to act for me, and in my name in any way I could act in person, concerning the sale of that certain real property located at 100 Holland Cove, Pelham, Alabama 35124 to Patricia Simmons Shepard for \$ 270,000, which is further described as follows:

See Exhibit A attached hereto

The above grant expressly includes the power and authority to execute all documents necessary for the sale and closing of the aforementioned real property, financial or otherwise, including real estate sales contracts, deeds, affidavits of title, closing documents and settlement statements, as I may do in my own stead.

This Power of Attorney shall be valid and of full force and effect for 120 days from the date of execution of this Power of Attorney.


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

I hereby bind myself to indemnify and defend Agent of and from any and all claims, demand, losses, damages, actions and causes of action, including expenses, cost and reasonable attorney's fees incurred by Agent in connection with the carrying out of the powers granted by this instrument provided that attorney in fact did not act in bad faith with respect to the transaction made the subject matter of the request for indemnification. Third parties may rely upon the representations of my Agent as to all matters relating to any power granted to my Agent by this instrument. Any person who relies upon the representations of my Agent or the powers granted to my Agent by this instrument shall be free from any liability to me resulting from Agent's exercise of said powers.

I, Nelson R. Bailey, hereby sign my name to this durable power of attorney pursuant to the provisions of Alabama Code Section 26-1-2 and being first duly sworn, do hereby declare to the undersigned authority that having been advised by counsel and being fully informed of the contents of this form and the full import of this grant to my Agent. I sign and execute this power of attorney willingly, knowingly, and voluntarily for the purposes therein expressed, and that I am 18 years of age or older, of sound mind and under no constraint or undue influence. This Specific and Limited Durable Power of Attorney shall become effective upon its execution delivery to Agent. The authority of Agent is specific and limited as set out herein above.

In Witness Whereof, I, Nelson R. Bailey, Principal, have executed this Specific and Limited Durable Power of Attorney on this the 27th day of August, 2021.

Principal:


Nelson R. Bailey



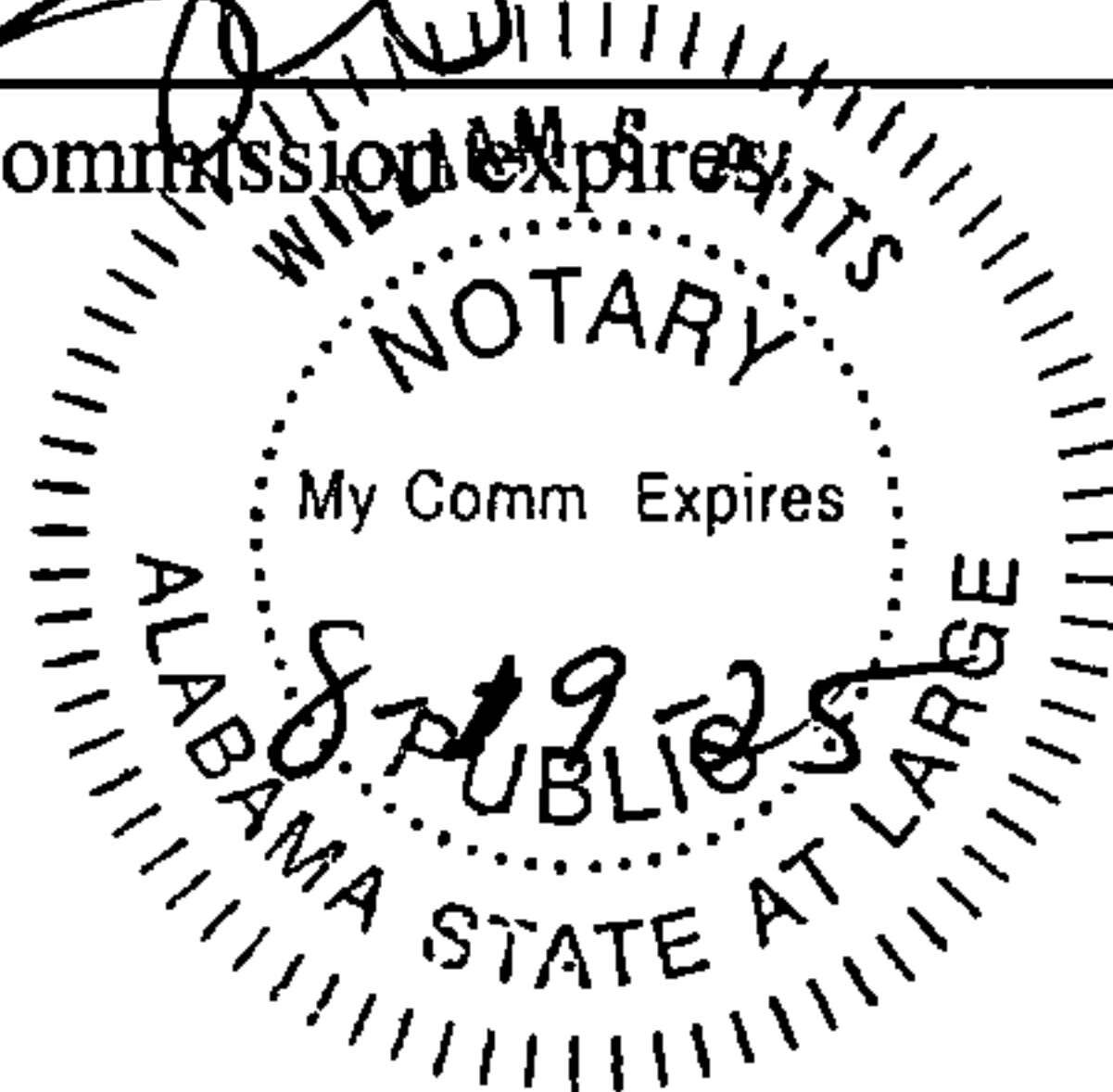
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STATE OF ALABAMA)
COUNTY OF SHELBY)

On this 27th day of August, 2021, I, the undersigned, a Notary Public in and for said county and said state, hereby certify that Nelson R. Bailey, whose name is signed to the forging instrument and who is known to me, acknowledges before me that, being informed of the contents of the instrument, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office on this 27th day of August, 2021.

[Signature]
Notary Public; My commission expires





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EXHIBIT A

Lot 103, according to the final subdivision plat of Holland Lakes, Sector 1, as Recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions as executed by the Grantor and filed for record as Instrument No. 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration").