



20210930000477440 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
09/30/2021 11:24:40 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

ALABAMA LIMITED POWER OF ATTORNEY

DESIGNATION OF AGENT

I, Ashley Hudson, (Principal) name the following persons as my agents:

Name of Agent: Tonya Borden-Hudson

Agent's Address: 537 Chelsea Station Circle, Chelsea, Alabama 35043

Agent's Telephone Number: [REDACTED]

GRANT OF SPECIFIC AUTHORITY

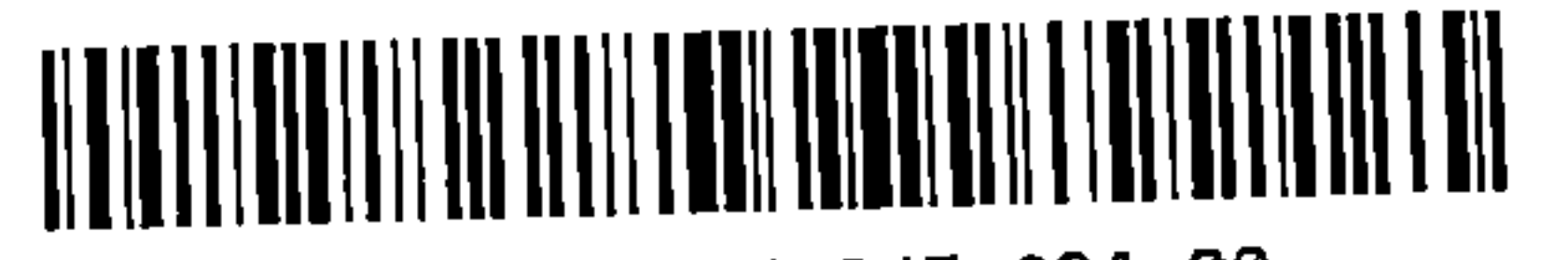
My agent is hereby authorized to do the following specific acts for me:

The specific purpose of executing documents for the purpose of refinance of the property located at 537 Chelsea Station Circle, Chelsea, Alabama 35043 to Coosa Pines Federal Credit Union in the amount of \$237,300.00, at the rate of 2.75%. Such documents to include, but not limited to, mortgage, Rescission Notice, and any other documents, certifications, etc. required by the lender and/or the closing attorney. My agent is hereby authorized to pledge the property and to pay any fees associated with the transaction. The property located at 537 Chelsea Station Circle, Chelsea, Alabama, is further described as follows:

Lot 59, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama,

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.



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STATE OF ALABAMA)
(
TALLADEGA COUNTY)

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

I, Tonya Borden-Hudson, Agent, certify under penalty of perjury that Ashley Hudson, the Principal, granted me authority as agent or successor agent in a power of attorney dated 9-18, 2021.

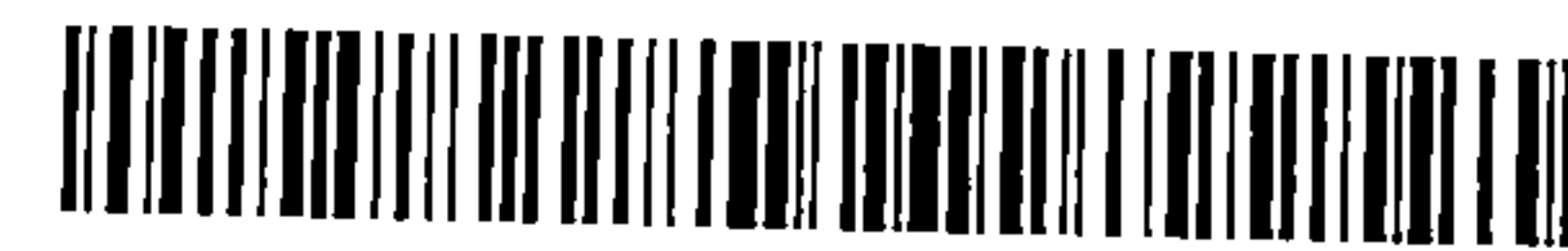
I further certify that to my knowledge:

- (1) the Principal is alive and has not revoked the Power of Attorney or our authority to act under the Power of Attorney and the Power of Attorney and our authority to act under the Power of Attorney has 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.

Tonya Borden-Hudson 9/24/2021
Tonya Borden-Hudson Date
Agent's Address: 537 Chelsea Station Circle
Chelsea, Alabama 35043
Telephone Number: [REDACTED]

This document was acknowledged before me on the 24 day of September 2021, by Tonya Borden-Hudson.

Amela D. Botta
Notary Public
My Commission Expires: 9-23-2024



IMPORTANT INFORMATION FOR AGENT OF ASHLEY HUDSON

Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) act in good faith;
- (3) do nothing beyond the limited authority granted in this power of attorney; and
- (4) disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

Ashley Hudson

BY: _____

Tonya Borden-Hudson, as Agents

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) act loyally for the principal's benefit;
- (2) avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) act with care, competence, and diligence;
- (4) keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (5) cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and



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- (6) attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of Agent's Authority


You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) death of the principal;
- (2) the principal's revocation of the power of attorney or your authority;
- (3) the occurrence of a termination event stated in the power of attorney;
- (4) the purpose of the power of attorney is fully accomplished; or
- (5) if you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

Liability of Agent

The meaning of the authority granted to you is defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975. If you violate the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.


Tonya Borden-Hudson

THIS DOCUMENT PREPARED BY:
PROCTOR & VAUGHN, L.L.C.
Post Office Box 2129
Sylacauga, Alabama 35150
Telephone: (256) 249-8527
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