

REAL ESTATE POWER OF ATTORNEY

I, Jeffery Scott Wideman (Hereinafter referred to as the "Principal"), with the street address of 240 County Road 790 in the City of Clanton, State of Alabama, hereby appoint Teresa Wideman Powell (Hereinafter referred to as the "Agent") with the street address of 240 County Road 790 in the City of Clanton, State of Alabama, to act on my behalf for the purpose set forth in Section 1 below.

SECTION 1. APPOINTMENT OF POWERS



20211101000526520 1/6 \$37.00
Shelby Cnty Judge of Probate, AL
11/01/2021 12:36:47 PM FILED/CERT

JW - A. **Management of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at Vincent, Al 35178 and with a legal description of Parcel Number 07515400012.003, Copy of deed attached. My agent is authorized to perform all acts related to maintaining the property such as but not limited to; making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

JW - B. **Sale of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at Vincent, Al 35178 and with a legal description of Parcel Number 07515400012.003, Copy of deed attached. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

JW - C. **Purchase of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at Vincent, Al 35178 and with a legal description of Parcel Number 07515400012.003. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

 - D. **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

SECTION 2. DURABLE POWER OF ATTORNEY



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This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in *Section 3(b)*.

SECTION 3. TERM

(Initial and Check the Applicable Term):

- A. JW - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 1 day of August, 2025.
- B. _____ - (Non-Durable Option) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- C. _____ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

SECTION 4. RATIFICATION

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

SECTION 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

SECTION 6. REVOCATION

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 27 day of August, 2021.



20211101000526520 3/6 \$37.00
Shelby Cnty Judge of Probate, AL
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Principal's Signature [Signature] Print Name Jeffery Wideman

Agent's Signature Teresa Wideman Powell Print Name Teresa Wideman Powell

Notary Acknowledgment

STATE OF Alabama

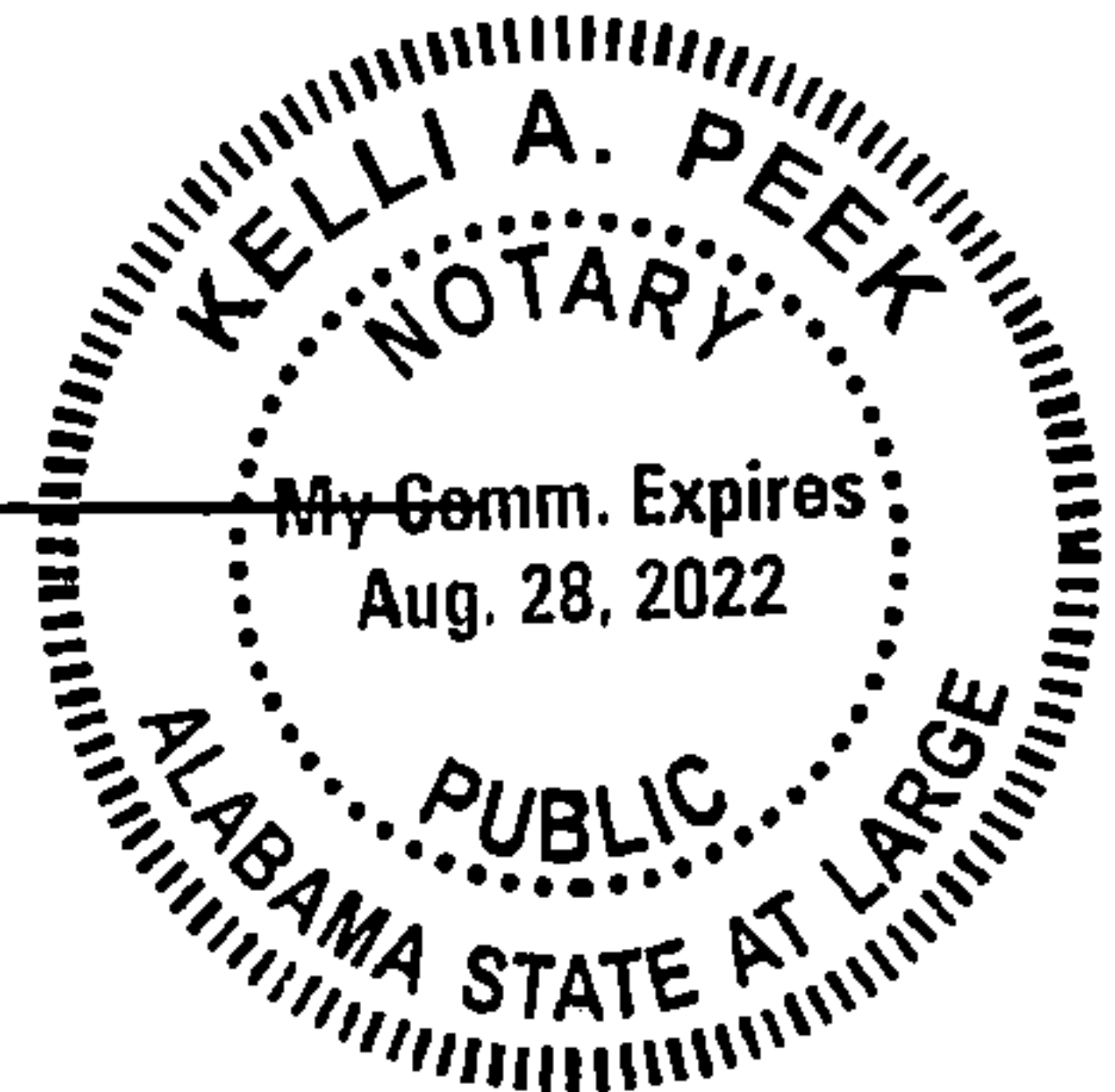
Chilton County, ss.

On this 27th day of August, 2021, before me appeared

Jeffery Wideman, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

[Signature]
Notary Public

Print Name: Kelli A. Peek My commission expires: _____



Prepared By Teresa Powell
240 County Road 790
Clanton, AL 35045



20211101000526520 4/6 \$37.00
 Shelby Cnty Judge of Probate, AL
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Exhibit A

STATE OF ALABAMA
 COUNTY OF SHELBY



20160108000008470 1/3 \$29.00
 Shelby Cnty Judge of Probate, AL
 01/08/2016 12:31:27 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Nine Thousand Dollars (\$9000.00) and other good and valuable consideration to the undersigned, Gary Smith herein referred to as Grantor, in hand paid by Jeffrey Scott Wideman, a married man referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama recorded in the Office of Probate, to-wit: Commencing at the Southeast corner of Section 15, Township 19 South, Range 2 East; thence North 88 deg. 15 mm, 25 sec. West a distance of 1137.35 feet; thence North 1 deg.. 44 min., 36 sec East a distance of 64977 feet; thence North 12 deg.. 05 mm. 39 sec. East a distance of 459.51 feet to the point of beginning; thence South 86 deg. 59 mm. 29 sec. East a distance of 149.80 feet; thence North 3 deg 00 mm. 31 sec East a distance of 209.40 feet; thence South 86 deg. 59 min, 29 sec.. East a distance of 12.57 feet: thence South 13 deg. 59 mm. 55 sec. East a distance of 450.92 feet; thence North 87 deg 03 min 38 sec West a distance of 123.52 feet; thence North 49 deg. 41 mm. 28 sec West a distance of 160.64 feet; thence North 16 deg.. 00 mm. 37 sec. West a distance of 131.82 feet to the point of beginning, said described tract containing 1.24 acres, more or less..

ALSO:

Commencing at the Southeast corner of Section 15, Township 19 South, Range 2 East, thence North 88 deg. 15 mm. 25 sec. West a distance of 1137.35 feet; thence North I deg.. 44 mm.. 36 sec East a distance of 64917 feet; thence North 12 deg. 05 mm. 39 sec. East a distance of 459 51 feet, thence South 86 deg. 59 mm. 29 sec. East a distance of 149.80 feet; thence South 43 deg.. 36 mm.. 56 sec West a distance of 164.16 feet; thence South 49 deg. 41 mm. 28 sec. East for 160 64 feet; thence South 87 deg. 03 mm. 39 sec. East for 123.52 feet to the point of beginning; thence continue South 87 deg 03 mm. 39 sec. East for a distance of 101.02 feet; thence North 13 deg. 59 mm. 55 sec. West a distance of 450.58 feet; thence South 86 deg. 59 min. 29 sec. West a distance of 11169 feet; thence South 13 deg.. 59 mm.. 55 sec. East a distance of 450.92 feet to the point of beginning; said described tract containing 1.0 acres, more or less..

The above described property is not the Homestead property of the Grantor or, Nor spouse.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.,

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include

Shelby County, AL 01/08/2016
 State of Alabama
 Deed Tax: \$9.00



20211101000526520 5/6 \$37.00
Shelby Cnty Judge of Probate, AL
11/01/2021 12:36:47 PM FILED/CERT

the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate..

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 5th day of October 2015.

**** NO TITLE SEARCH PERFORMED, NONE REQUIRED. LEGAL DESCRIPTION PROVIDED BY GRANTOR(S)**

Gary K Smith
Grantor

STATE OF ALABAMA
COUNTY OF ST CLAIR

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary K. Smith, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily .

Notary Public

My commission expires: 03/03/18



20160108000008470 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/08/2016 12:31:27 PM FILED/CERT

Real Esta



20211101000526520 6/6 \$37.00
Shelby Cnty Judge of Probate, AL
11/01/2021 12:36:47 PM FILED/CERT

75, Section 40-22-1

This Document must be filed in acc

Grantor's Name Gary Smith
Mailing Address 381 J Gary Drive
Cropwell, AL 35054

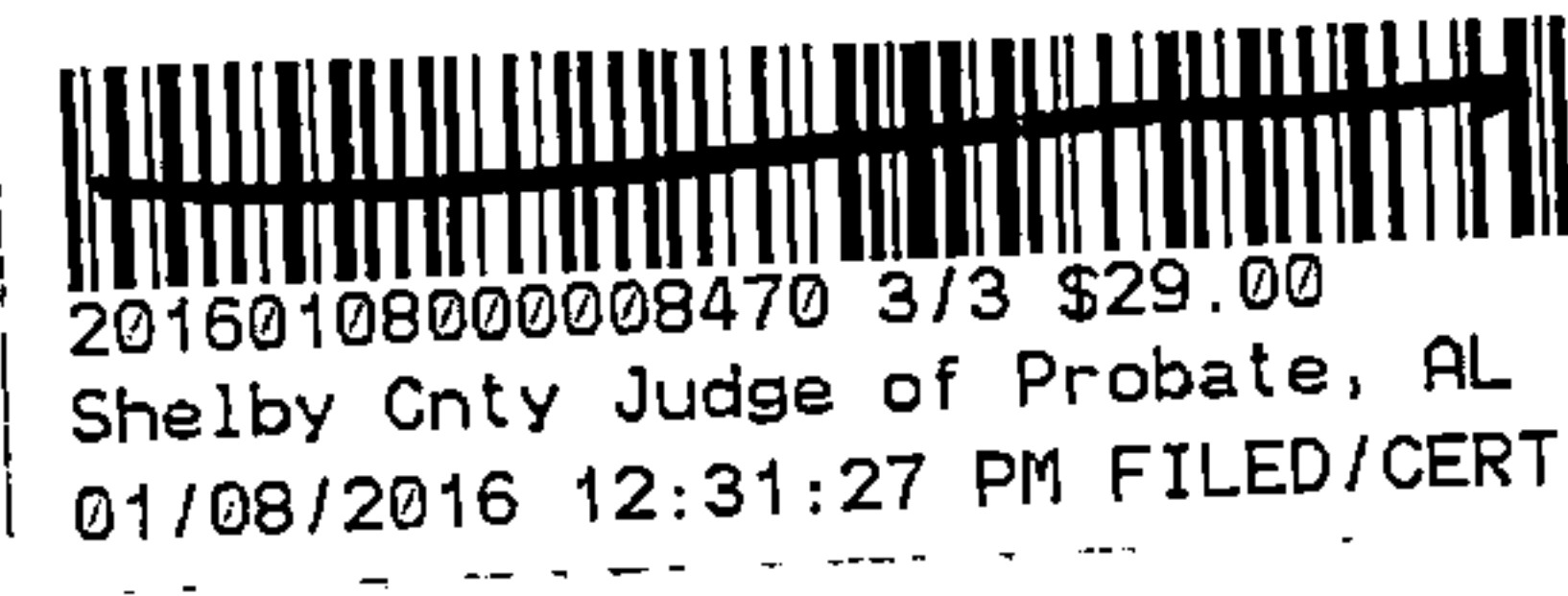
Grantee's Name Jeffrey Wideman
Mailing Address 1149 County Road 546
Verbena, AL 36091

Property Address no address

Date of Sale 10/5/15
Total Purchase Price \$ 9,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Jeffrey Wideman

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one