

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Amanda Louise Collins
264 Stonecreek Place
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY FOUR THOUSAND AND 00/100 (\$184,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ashley Minor, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Amanda Louise Collins, an unmarried woman** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the final Plat Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 20th day of December, 2021.

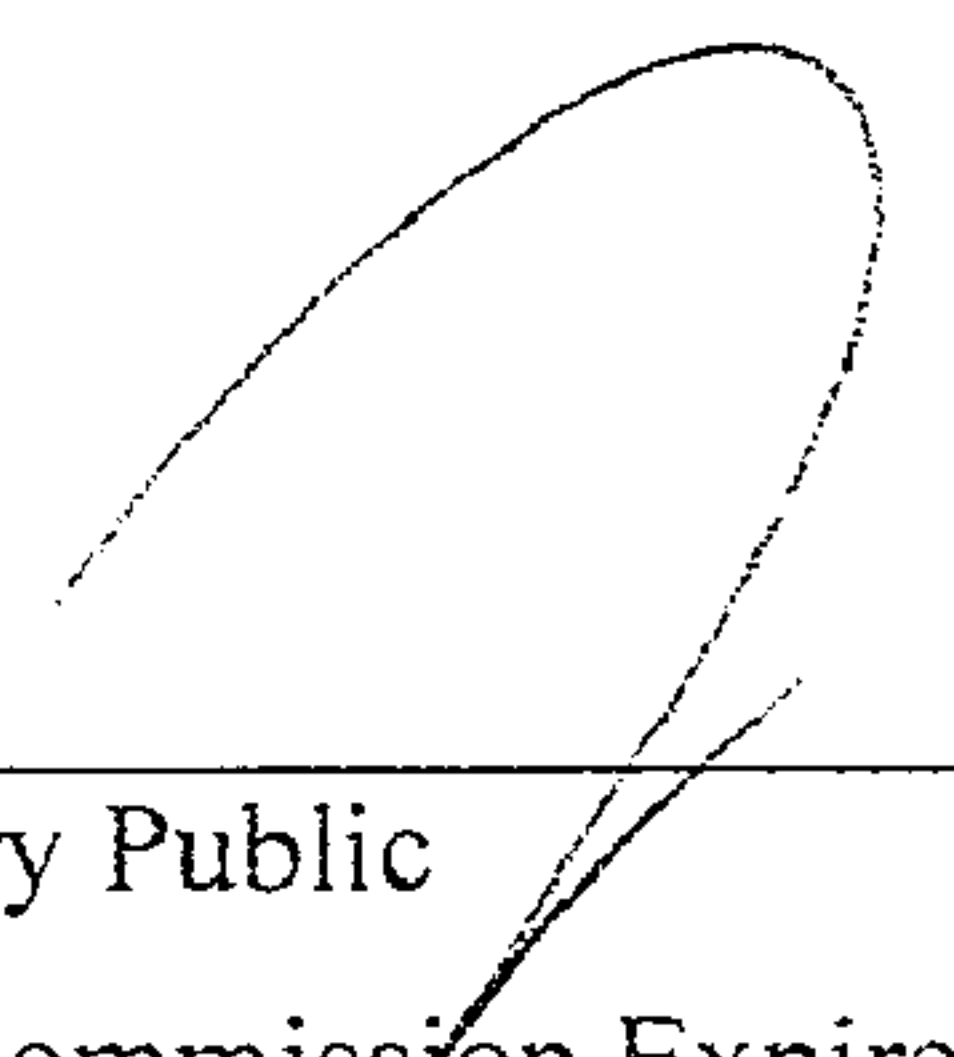
Ashley Minor by Mallorie Weems Fox, Attorney-In-Fact
Ashley Minor by Mallorie Weems Fox, her Attorney-In-Fact

STATE OF ALABAMA
SHELBY COUNTY

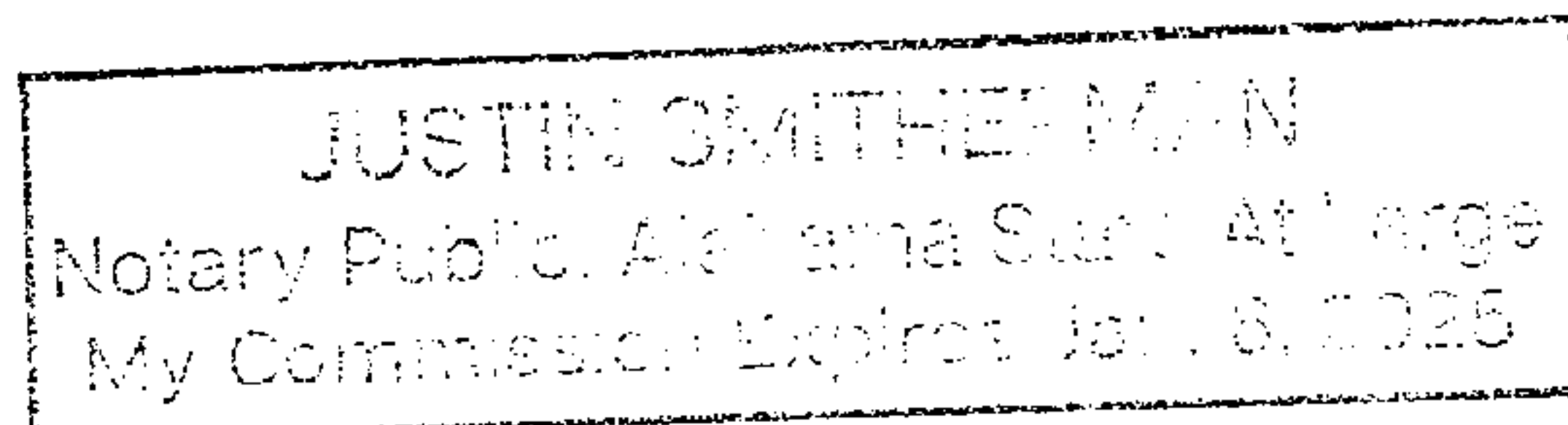
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ashley Minor by Mallorie Weems Fox, her Attorney-In-Fact**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of December, 2021.


Notary Public

My Commission Expires: 1/6/25



See Attached Exhibit A for power of Attorney

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ashley Minor
Mailing Address 264 Stonecreek Place
Calera, AL 35040

Grantee's Name	<u>Amanda Louise Collins</u>
Mailing Address	<u>264 Stonecreek Place</u> <u>Calera, AL 35040</u>

Property Address 264 Stonecreek Place
Calera, AL 35040

Date of Sale	<u>December 20, 2021</u>
Total Purchase Price	<u>\$184,000.00</u>

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
 X 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 December 20, 2021

Print: Justin Smitherman

_____ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/ Owner/ Agent) circle one

GENERAL (DURABLE) POWER OF ATTORNEY

I, **Ashley Weems Cook a/k/a Ashley Minor**, whose address is *156 Morning Mist Trail, Alabaster, AL 35007*, Phone number: *205-515-9257*, the Principal, hereby create this General Power of Attorney for the purpose of enabling the Agent named below to act as the Principal's agent and attorney-in-fact on all matters at all times, either before or after the disability of the Principal.

1. **Designation of Agent.** The Principal hereby designates and appoints his/her sister, **Mallorie Weems Fox** whose address is *156 Morning Mist Trail, Alabaster, AL 35007*, whose telephone number: *205-317-9702*, to be the Principal's agent and attorney-in-fact to act in the Principal's name and stead for ALL purposes under Section 26-1A-301 of the Alabama Power of Attorney Act and as stated hereinafter.

2. **Effective Date.** This General Power of Attorney and the powers conferred herein shall be effective as of the date of the execution of this General Power of Attorney by the Principal, which date is set forth below.

3. **Disability or Disappearance of Principal.** This General Power of Attorney shall not be affected by the disability of the Principal. The powers and authority conferred to the Agent in this instrument shall be fully exercisable by the Agent notwithstanding the subsequent disability or incapacity of the Principal or the later uncertainty as to whether the Principal is alive or dead. All acts performed by the Agent pursuant to this General Power of Attorney during any period of disability or incompetence of the Principal or during any period of uncertainty as to whether the Principal is alive or dead shall have the same effect and inure to the benefit of and bind the Principal, or the heirs, devisees, and personal representative thereof, to the same extent as if the Principal were alive, competent and not disabled.

4. **Powers of Agent.** The Agent acting under this General Power of Attorney shall have the full power and authority to do and perform every act and thing to the same extent as the Principal could do if personally present and under no disability. The Agent shall have all of the powers, rights, discretions, elections, and authority conferred by statute, the common law, or rule of court or governmental agency that are reasonably necessary for the Agent to act on the Principal's behalf for any purpose. In addition to these general powers, the Agent shall have the following specific powers:

A. The power to request, ask, demand, sue for, recover, sell, collect, forgive, receive, and hold money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stocks, bonds,

certificates of deposit, annuities, pension and retirement benefits, insurance proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or may become, owned by, or due, owing, payable, or belonging to the Principal, or in which the Principal has or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in the Principal's name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same; and to make, execute and deliver for the Principal, on the Principal's behalf and in the Principal's name, all endorsements, acceptances, releases, receipts, or other sufficient discharges for the same.

B. The power to prepare, sign, and file joint or separate income tax returns or declarations or estimated tax returns for any year or years; to prepare, sign, and file gift tax returns with respect to gifts made by the Principal, or by the Agent on the Principal's behalf, for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign, and file any claim for refund of any tax. This power is in addition to and not in limitation of the tax powers granted in the next paragraph.

C. The power and authority to do, take, and perform each and every act and thing that is required, proper, or necessary to be done, in connection with executing and filing any tax return, receiving and cashing any refund checks with respect to any tax filing, and dealing with the Internal Revenue Service and any state and local tax authority concerning any gift, estate, inheritance, income, or other tax, and any audit or investigation of same. This power shall include the power to do all acts that could be authorized by a properly executed Form 2848, entitled "Power of Attorney and Declaration of Representative," granting the broadest powers provided therein to the Agent.

D. The power to conduct, engage in and transact any lawful matter of any nature, on behalf of or in the name of the Principal, and to maintain, improve, invest, manage, insure, lease, or encumber, and in any manner deal with any real, personal, tangible, or intangible property, or any interest in them, that the Principal now owns or may later acquire, in the name of and for the benefit of the Principal, upon such terms and conditions as the Agent shall deem proper.

E. The power to exercise or perform any act, power, duty, right, or obligation that the Principal now has, or may later acquire, including, without limiting the foregoing, the right to enter into a contract of sale and to sell any real, personal, tangible, or intangible property on the Principal's behalf and the right to renounce or disclaim any testamentary or nontestamentary transfer intended for the Principal.

F. The power to make, receive, sign, endorse, acknowledge, deliver, and possess insurance policies, documents of title, bonds, debentures, checks, drafts, stocks, proxies, and warrants, relating to accounts or deposits in, or certificates of deposit, other debts and obligations, and such other instruments in writing of any kind or nature as may be necessary or proper in the exercise of the rights and powers herein granted.

G. The power to sell any and all shares of stocks, bonds, or other securities now belonging to or later acquired by the Principal that may be issued by any association, trust, or corporation, whether private or public, and to make, execute, and deliver any assignment, or assignments, of any such shares of stocks, bonds, or other securities.

H. The power to conduct or participate in any business of any nature for and in the name of the Principal; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate, or dissolve any business; elect or employ officers, directors, and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options.

I. The power to enter any safe deposit box rented by the Principal, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe-deposit box. Any institution in which any such safe-deposit box may be located shall not incur any liability to the Principal or the Principal's estate as a result of permitting the Agent to exercise the powers herein granted.

J. The power to make outright gifts of cash or property to adults or to minors in custodial form under an applicable Gifts to Minors Act, in amounts not to exceed Ten Thousand Dollars (\$10,000.00) to each adult or minor donee in any calendar year. Permissible donees hereunder shall include my spouse, any of my children or stepchildren and their descendants, or any descendant of a brother or sister of mine or of any person to whom I shall have been married, as well as any person who shall be married to any of the foregoing.

K. The power to convey or assign any cash or other property of which the Principal shall be possessed to the trustee or trustees of any trust that the Principal may have created, provided that such trust is subject to revocation by the Principal, which power shall be exercisable hereunder by the Agent.

L. The power to purchase United States Government Bonds known as "Flower Bonds," which may be used in payment of death taxes from the Principal's estate.

M. Subject to the provisions of section 1 above, the power to appoint a substitute or alternate agent and attorney-in-fact, who shall have all powers and authority of the Agent.

N. To lease, purchase, exchange, and acquire, and to agree, bargain, and contract for lease, purchase, exchange and acquisition of, and to accept, take, receive, and possess any real or personal property whatsoever, tangible or intangible, or interest thereon, on such terms and conditions, and under such covenants, as the Principal's said Attorney in Fact shall deem proper.

O. To maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens, mortgage, subject to deeds of trust, and hypothecate, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that the Principal now owns or may hereafter acquire, for the Principal, in his behalf, and in his name and under such terms and conditions, and under such covenants, as the Principal's said Attorney in Fact shall deem proper.

P. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for the Principal, on his behalf, and in his name.

5. **Limitation of Power of Agent.** An agent that is not my ancestor, spouse, or descendent 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.

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. § 2041 and 26 U.S.C. § 2514 of the Internal Revenue Code of 1986, as amended.
- (b) Notwithstanding any other provision of this General Power of Attorney, the Agent shall have no rights or powers hereunder with respect to any act, power, duty, right or obligation relating to any person, matter, transaction or property held or possessed by the Principal as a trustee, custodian, personal representative or other fiduciary capacity.

6. **Ratification.** The Principal hereby ratifies, acknowledges and declares valid all acts performed by the Agent on the Principal's behalf prior to the effective date of this General Power of Attorney.

7. **Revocation and Termination.** 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 included:

- (a) Death of the Principal;
- (b) The Principal's revocation of the power of attorney or your authority;
- (c) The occurrence of a termination event specifically stated in the power of attorney;
- (d) The purpose of the power of attorney is fully accomplished; or
- (e) 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.

This General Power of Attorney shall not be revoked or otherwise become ineffective in any way by the mere passage of time, but rather shall remain in full force and effect until the occurrence of one of the power events.

The Principal hereby revokes any and all general powers of attorney previously executed by the Principal, if any, and the same shall be of no further force or effect.


8. **Construction.** This General Power of Attorney is executed and delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to its validity and as to the construction of its provisions. This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers is not intended to limit or restrict the general powers granted to the Agent in this instrument.

9. **Reliance.** Third parties may rely upon the representations of the Agent as to all matters related to any power granted to the Agent in this instrument, and no person who acts in reliance upon the representation of the Agent shall incur any liability to the Principal or the Principal's estate as a result of permitting the Agent to exercise any power. Third parties may rely upon a photocopy of this executed General Power of Attorney to the same extent as if the copy were an original of this instrument.

10. 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.

IN WITNESS WHEREOF, the Principal has executed this General Durable Power of Attorney on the 28 day of June, 2021.

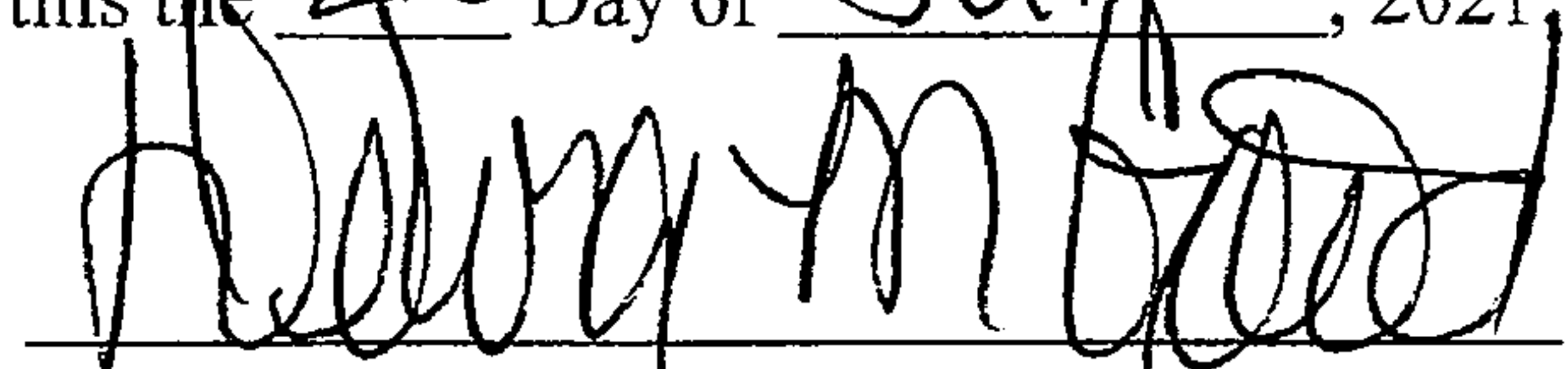

Ashley Weems Cook a/k/a Ashley Minor
Principal

Acknowledgment & Notary as to PRINCIPAL

State of Alabama)
)
County of Shelby)

fore me the undersigned Notary Public, in and for said County and State, personally appeared, **Ashley Weems Cook a/k/a Ashley Minor**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument subscribed to me that the entity, upon whose behalf he/she acted voluntarily, executed the instrument.

WITNESS my hand and official seal this the 28 Day of June, 2021.



Notary Public

My Commission Expires: 6-18-23



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

State of Alabama

County of Shelby

I, **Mallorie Weems Fox**, certify under penalty of perjury that **Ashley Minor** granted me authority as an agent or successor agent in a power of attorney dated June 28, 2021.

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) _____

SIGNATURE AND ACKNOWLEDGMENT

X Mallorie Weems Fox 12/20/21
Agent's Signature Date

Mallorie Weems Fox
Agent's Name Printed:

Agent's Address:

Agent's Telephone Number:

SWORN TO AND SUBSCRIBED BEFORE ME this, the 20th day of December, 2021.

Notary Public
My Commission Expires: 1/6/25

THIS INSTRUMENT PREPARED BY:

Justin N. Smitherman
Attorney at Law
173 Tucker RD STE 201
Helena, AL 35080

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2021 08:00:45 AM
\$55.00 CHERRY
20211221000600820

Allen S. Byrd