

Record and Return by Mail to:  
Wells Fargo Bank, N.A.  
FINAL DOCS N9408-041  
2701 WELLS FARGO WAY  
MINNEAPOLIS, MN 55467

20220216000067100  
02/16/2022 09:11:12 AM  
POA 1/5

## REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

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(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at 75 Redbird DR, STERRETT, AL 35147.

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

|                             |                            |
|-----------------------------|----------------------------|
| New or Used:                | Used                       |
| Year:                       | 1993                       |
| Manufacturer's Name:        | BUCCANEER                  |
| Model Name or Model Number: | NA NA                      |
| Length x Width:             | 76 x 28                    |
| Serial Number:              | ALBUS17649A<br>ALBUS17649B |

permanently affixed to the real property located at 75 Redbird DR, STERRETT, AL 35147 ("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, Wells Fargo Bank, N.A., ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated September 30, 2020 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lien holder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of



money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

Witness my hand and seal this 4<sup>th</sup> day of October 2021.

**Borrower**

Micheal Justin Hill 10/4/21 Ambre Morrison\* 10/4/21  
 Micheal Justin Hill\* Date Seal Ambre Morrison\* Date Seal

April Clark 10/4/21  
 Date

Witness

\_\_\_\_\_  
 Date  
 Witness



**Acknowledgment**

State of Alabama

County of Shelby

I, April Clark, a notary public, hereby certify that

Michael Justin Hill and

Ambre Morrison

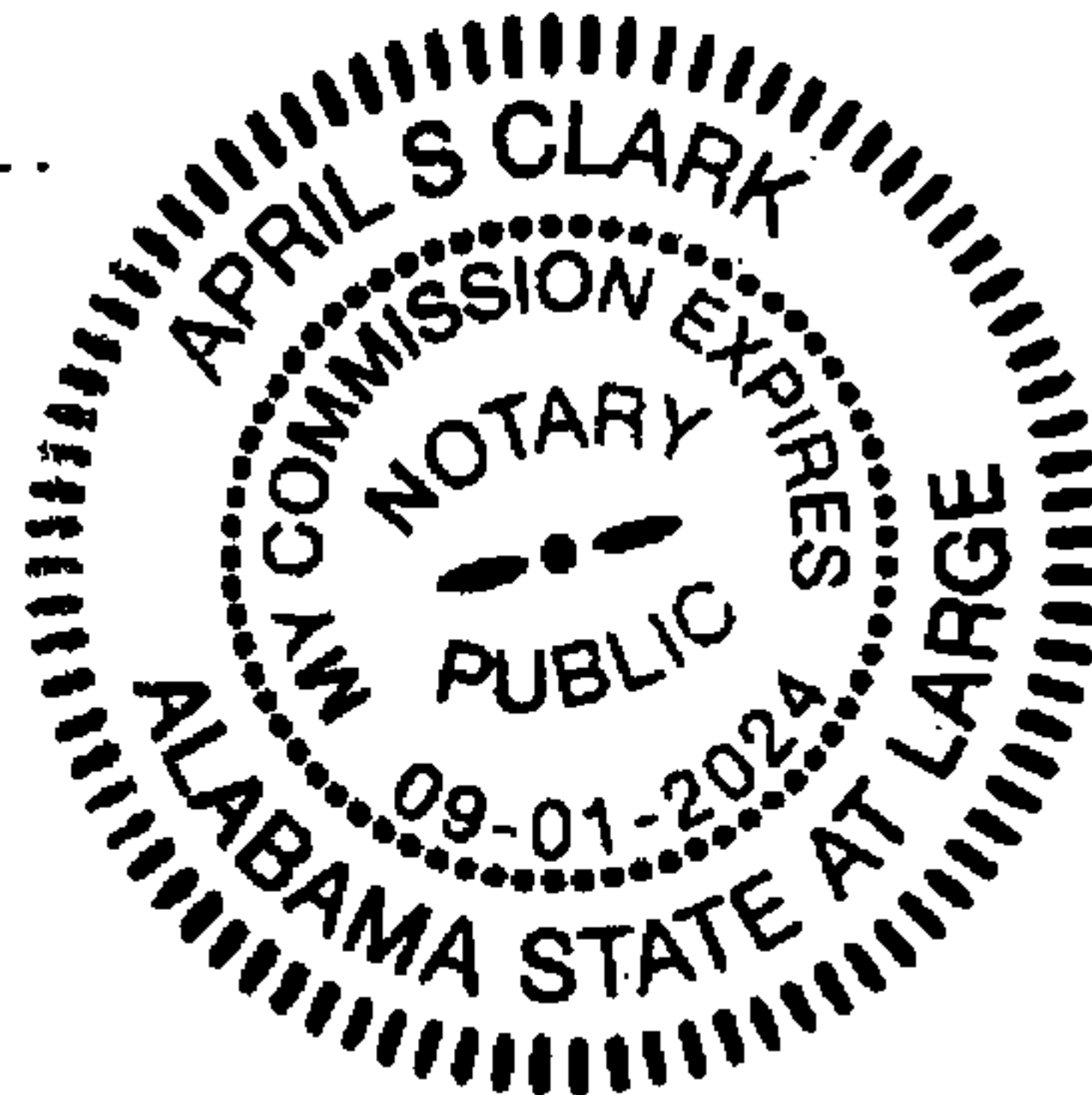
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand 10/4/2021.

April Clark  
Notary Public

My commission expires:

9/1/2024



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The legal description of the Property Address ("Land") is typed below or please see attached legal description:  
SEE ATTACHED LEGAL DESCRIPTION





**PARCEL II:**

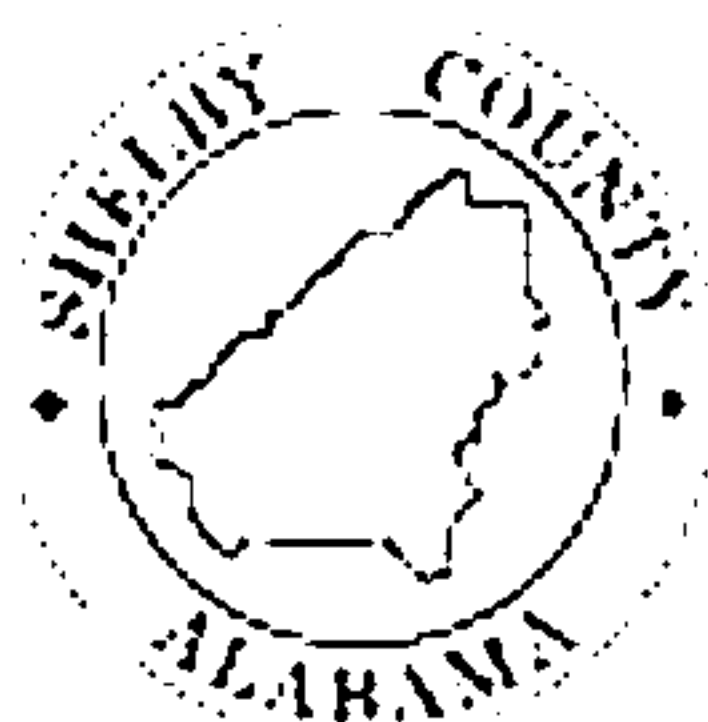
Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama and run Thence Northerly along the West line of said Quarter  $\frac{1}{4}$  -  $\frac{1}{4}$  Section N  $00^{\circ}00'00''$  E a distance of 97.16 feet to an iron pin; Thence N  $83^{\circ}54'00''$  E a distance of 448.79 feet to an iron pin at or near Redbird Road; Thence crossing Redbird Road N  $49^{\circ}07'00''$  E a distance of 171.22 feet to an iron bar at or near Redbird Road; Thence N  $05^{\circ}20'32''$  W a distance of 250.04 feet to an iron pin; Thence S  $15^{\circ}54'05''$  E a distance of 70.19 feet to the true point of beginning of the property herein described; Thence N  $00^{\circ}24'05''$  W a distance of 74.35 feet to an iron pin; Thence N  $27^{\circ}21'58''$  W a distance of 89.29 feet to an iron pin; Thence N  $64^{\circ}10'55''$  E a distance of 166.51 feet to an iron pin; Thence N  $01^{\circ}44'08''$  W a distance of 161.91 feet to a point; Thence S  $73^{\circ}05'02''$  E a distance of 39.97 feet to a fence corner; Thence S  $08^{\circ}20'25''$  E a distance of 183.75 feet to a  $\frac{5}{8}$  inch rebar found at a fence; Thence S  $08^{\circ}42'38''$  E a distance of 218.17 feet to a point; Thence N  $85^{\circ}23'47''$  W a distance of 201.25 feet to a point; which is the point of beginning. According to the survey by Thomas A. Dobson, AL LS NO. 12705 on June 5, 2002.

**Easement:**

Commence at the SW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section 97.16 feet to a point; Thence turn right  $83^{\circ}4'$  and run Northeasterly 448.79 feet to a point; Thence turn a right interior angle  $145^{\circ}13'$  and run Northeasterly 171.22 feet to the Southwest parcel corner and the point of beginning of said easement; Thence turn a right interior angle of  $125^{\circ}32'28''$  and run Northwesterly along the Westerly parcel boundary 32.19 feet to a point; Thence turn a left interior angle of  $38^{\circ}21'26''$  and run Southeasterly 26.22 feet to a point; Thence turn a left interior angle of  $197^{\circ}13'23''$  and run Southeasterly 132.56 feet to a point; Thence turn a left interior angle of  $197^{\circ}26'02''$  and run Southeasterly 56.33 feet to a point; Thence turn a left interior angle of  $195^{\circ}14'$  and run Westerly 45.0 feet to a point on the Easterly parcel boundary; Thence turn a left interior angle of  $95^{\circ}07'35''$  and run Southeasterly 15.0 feet along said boundary to the Southeast parcel corner situated in Redbird Drive; Thence turn a left interior angle of  $72^{\circ}15'37''$  and run Westerly along the Southerly parcel boundary 139.06 feet to a parcel corner; Thence turn a left interior angle of  $160^{\circ}10'31''$  and run Northwesterly along the Southerly parcel boundary 109.59 feet to the point of beginning, making closing left interior angle of  $124^{\circ}11'46''$ .

**Easement of Private Road:**

Commence at the SW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; Thence run North along and with the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section to a point; Thence turn right  $0^{\circ}03'29''$  and run 418.35 feet to point; Thence turn a left interior angle of  $89^{\circ}03'29''$  and run Easterly 552.08 feet to the point of beginning; Thence turn a left interior angle of  $96^{\circ}20'32''$  and run Southeasterly along the Westerly parcel boundary 179.45 feet to a point; Thence turn a right interior angle of  $12^{\circ}44'50'$  and run Northerly along the Easterly edge of said road 69.10 feet to a point; Thence turn a right interior angle of  $169^{\circ}13'06''$  and continue Northerly along the Easterly edge of said Road 117.20 feet to a point; Thence turn a right interior angle of  $2^{\circ}58'30''$  and run Southerly 74.35 feet to a point; Thence turn a right interior angle of  $344^{\circ}30'$  and run Northwesterly 70.19 feet to the point of beginning, making a closing interior angle of  $10^{\circ}33'33''$ . According to the August 21, 2002 Survey of Darrell E. Reaser, AL RLS#12158.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/16/2022 09:11:12 AM  
\$34.00 BRITTANI  
20220216000067100

*Allen S. Bayl*