

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

20220912000353020
09/12/2022 10:09:47 AM
AFFID 1/2

Before me, the undersigned authority, personally appeared **Deborah W. Smith** who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

1. My name is **Deborah W. Smith**. I am over 19 years of age and presently Attorney in Fact under Durable Power of Attorney for **Joseph Waldner**, dated **July 26, 2013**
2. I have signed documents in connection with a sale of property, and in particular a Warranty Deed, as well as other related documents, executed under my capacity as Agent and Attorney in Fact under the power of Attorney for the property with a mailing address of **100 Hummingbird Cir, Alabaster, AL 35007**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with **Joseph Waldner** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **Joseph Waldner** has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect. He/she/they is/are aware of my executing the closing documents and especially the Warranty Deed as well as other closing documents.

After acknowledgment of the above statements, I/We, affiant(s), do hereby agree to Indemnify, Release, Hold Harmless, and make whole South Oak Title Pelham, LLC, all Partners, Employees and business associates of South Oak Title Pelham, LLC, , Stewart Title Guaranty Company, the closing agent/attorney, and/or any of their business affiliates against any monetary expense and/or liability resulting from any cost, damage, suit, action, demand, judgment, past due amounts, and/or loss in relation to any fraudulent or misrepresented statement above.

Executed this 09 day of Sept, 2022

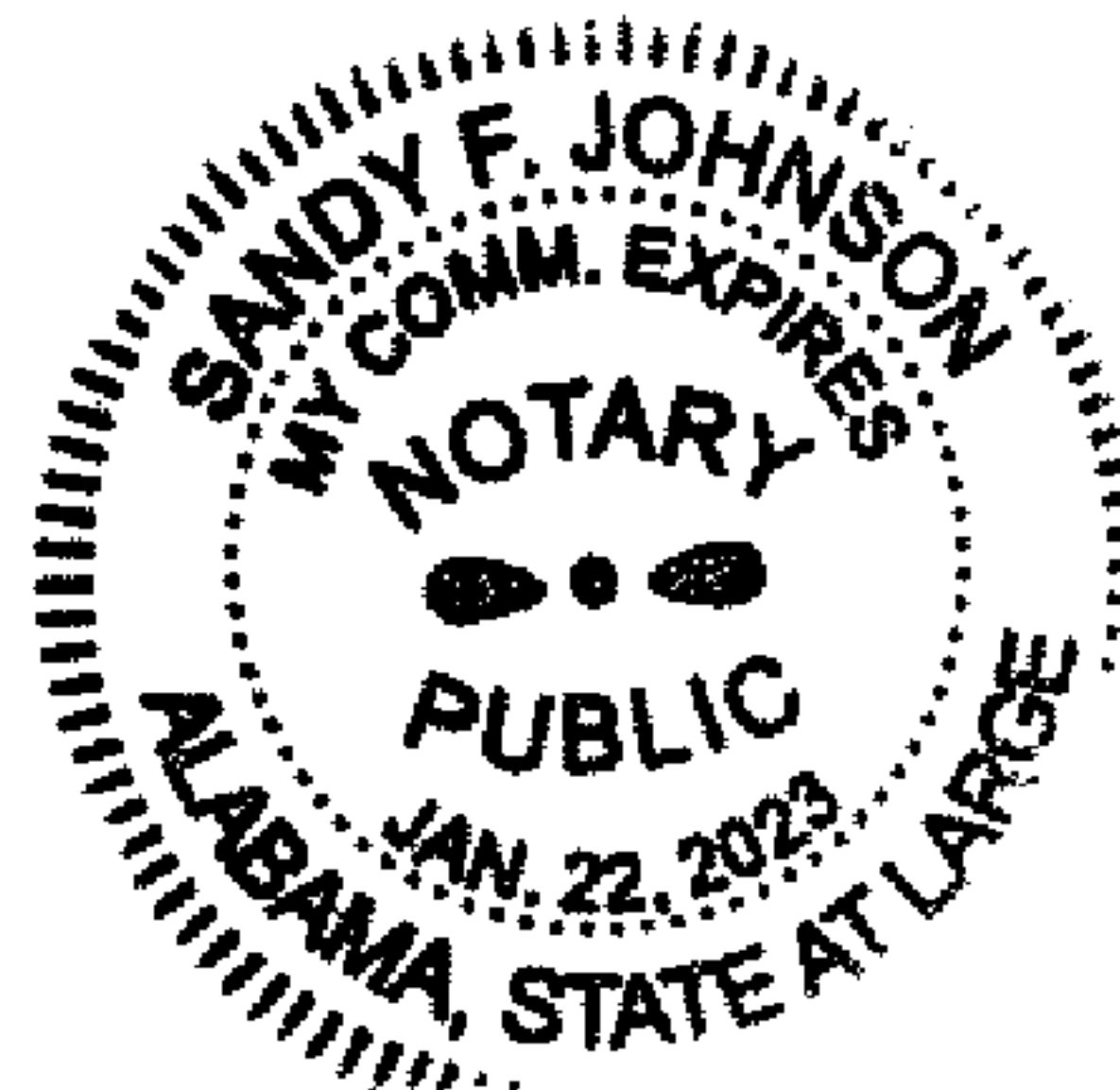
Deborah W. Smith
Deborah W. Smith

09/09/2022
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 09 day of Sept., 2022, by **Deborah W. Smith**.

(Seal)



[Signature]
Notary Public
01/22/2023

Exhibit A

Property 1:

Lot 15, in Block 2, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2022 10:09:47 AM
\$25.00 JOANN
20220912000353020

Allen S. Bayl