

SELLER POA NON-REVOCATION AFFIDAVIT

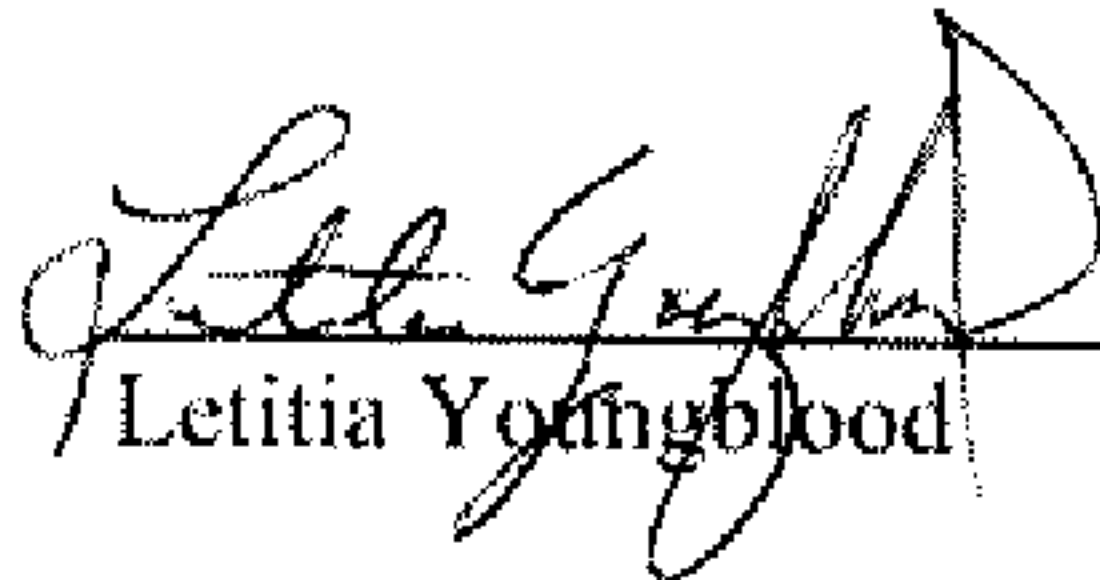
STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Letitia Youngblood** 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 Letitia Youngblood. I am over 19 years of age and presently Agent/Attorney in Fact under Durable Power of Attorney for Mary L. Awbrey, dated May 25, 2014.
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 1036 2nd St NE, Alabaster, AL 35007, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Mary L. Awbrey prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Mary L. Awbrey has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, First Equity Home Loan, 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 13th day of September, 2022



Letitia Youngblood

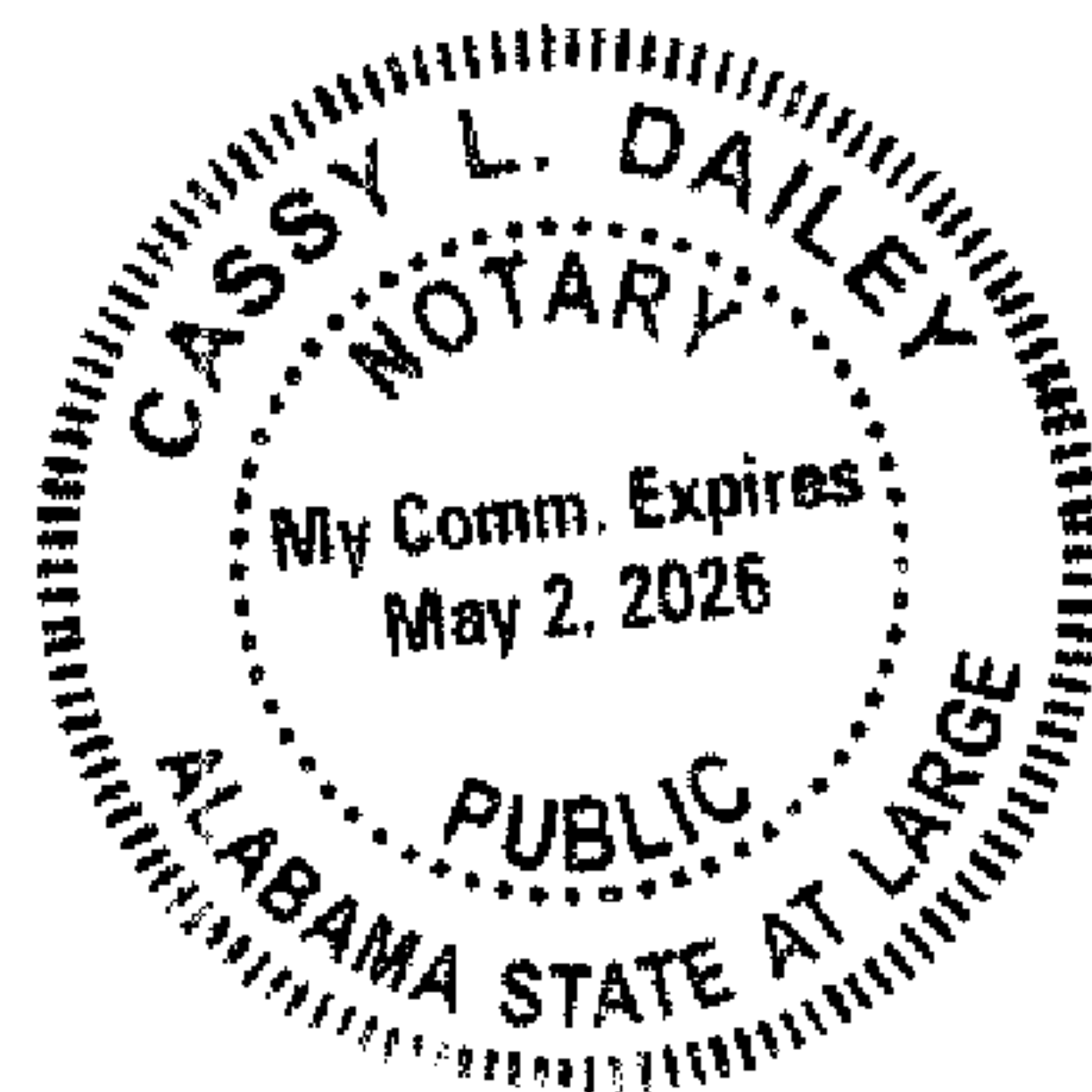
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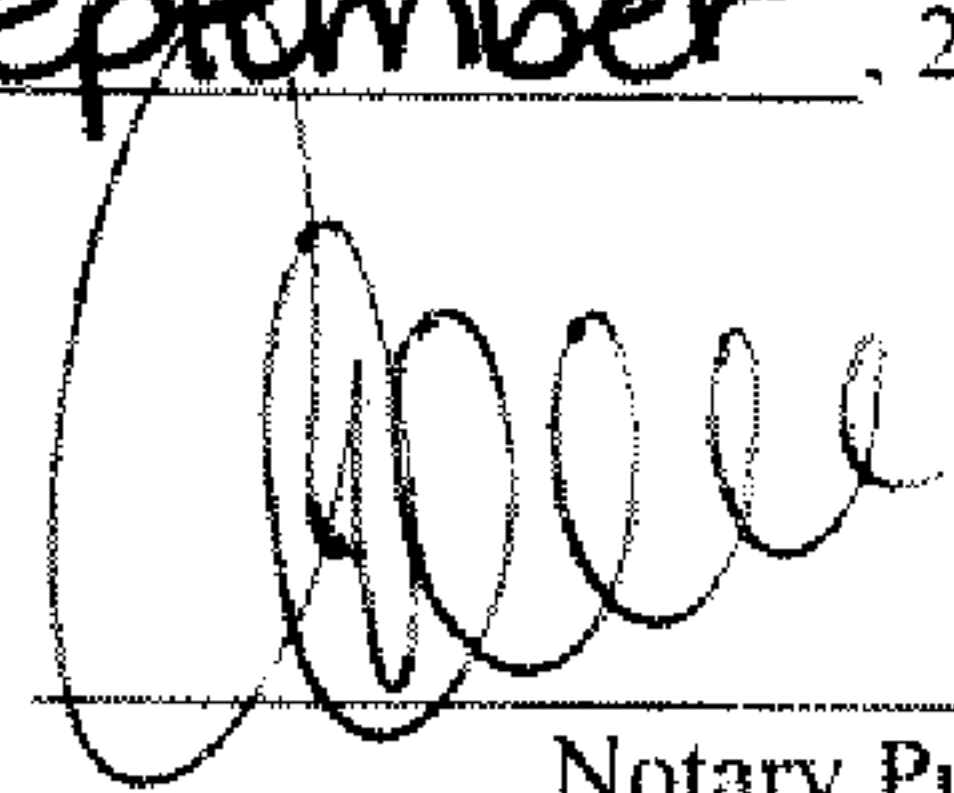
Date

State of Alabama
County of Shelby

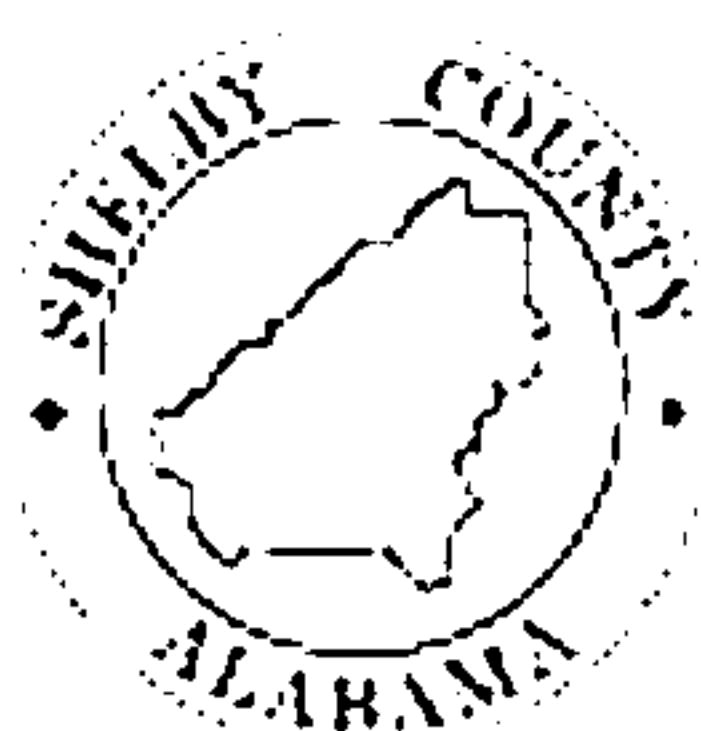
Sworn to and subscribed before me on the 13th day of September, 2022, by **Letitia Youngblood**.

(Seal)





Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2022 01:41:40 PM
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