

20230206000030540
02/06/2023 12:20:36 PM
POA 1/5

Date **DECEMBER 30, 2022**

SHELBY

Place of Recording

Record & Return by ☒ Mail ☐ Pickup to:
MOVEMENT MORTGAGE, LLC

Name

8024 CALVIN HALL RD

Address 1

INDIAN LAND, SC 29707

Address 2

Tax Parcel No. **15-4-19-0-000-001.010**

Legal Description is at page 2.

This Instrument Prepared By:

Chris Tomaszewski

Preparer's Name

Closer Post-Closer

Preparer's Title

8024 CALVIN HALL ROAD

Preparer's Address 1

INDIAN LAND, SC 29707

Preparer's Address 2

Preparer's Telephone Number

MOVEMENT MORTGAGE, LLC

Lender's Name

8024 CALVIN HALL RD.

Lender's Address 1

INDIAN LAND, SC 29707

Lender's Address 2

RAVEN EDWARDS

Borrower's Name

4490 COUNTY ROAD 30

Borrower's Address 1

WILSONVILLE, AL 35186

Borrower's Address 2

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

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

EDWARDS

Loan #: **3914181**

Serv. #: **3010257038**

MIN: **100670800039141817**

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:

1475 HWY 74

Street Address

CHELSEA

City

AL

State

35043

Zip

SHELBY

County

("Present Address").

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

USED

New/Used

2010

Year

CMH MANUFACTURING, INC.

Manufacturer's Name

EX 21859.8

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3010257038

3914181

30CFL28543SH10	WHC018290GAAB	54.30 /
Model Name/Model No.	Manufacturer's Serial No.	Length/Width

permanently affixed to the real property located at **1475 HWY 74**

CHELSEA	AL	35043	SHELBY	("Property Address") and as more
City	State	Zip	County	

particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, **MOVEMENT MORTGAGE, LLC**, ("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 **JANUARY 31, 2023** 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 lienholder 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 to 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 Lender 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 Home may not be available or may be inaccurate. The Manufactured Home 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



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3914181

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 **31ST** day of **JANUARY**, **2023**.

By: Chris Tomaszewski
Chris Tomaszewski
[type signatory's name]

Its: _____
[authorized officer]

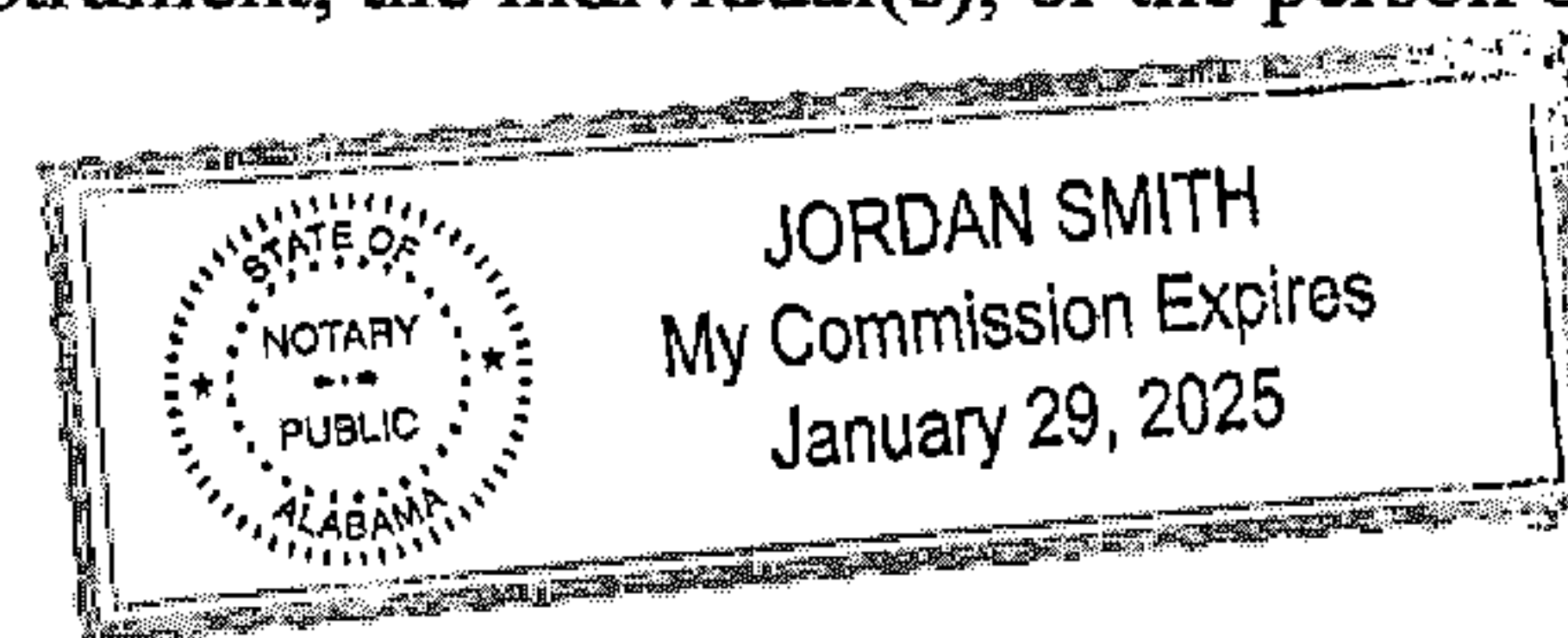
Raven Edwards
- BORROWER - RAVEN EDWARDS - DATE -

STATE OF Alabama)
) ss.:
COUNTY OF **SHELBY**)

On the 3 day of February in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared
Raven Edwards

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature Jordan Smith
Notary Printed Name
Notary Public; State of Alabama
Qualified in the County of Shelby
My commission expires: 1/29/25



Official Seal:



3010257038

3914181

EXHIBIT A

SEE EXHIBIT A LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Description Prepared By:

Chris Tomaszewski

Preparer's Name

8024 CALVIN HALL ROAD

Preparer's Address 1

INDIAN LAND, SC 29707

Preparer's Address 2

☒ 21859.8

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Exhibit "A"
Property Description

Commence at the Northeast corner of Section 19, T-20S, R-1W, Shelby County, Alabama and run South 31 degrees 15' 27" West for 1029.56 feet to the West right of way of Moore Drive; thence leaving said road run South 87 degrees 24' 59" West for 633.80 feet; thence run South 87 degrees 27' 16" West for 155.22 feet; thence run North 00 degrees 25' 54" West for 253.26 feet to the point of beginning. From said point of beginning, run North 89 degrees 25' 49" East for 150.00 feet; thence run North 00 degrees 23' 14" West for 556.19 feet to the South right of way of County Road 74; thence along said road North 78 degrees 47' 39" West for 153.12 feet; thence leaving said road, run South 00 degrees 23' 14" East for 587.44 feet to the point of beginning.

Now known as:

Lot 1, according to the survey of H M H Family Subdivision, as recorded in Map Book 42, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2023 12:20:36 PM
\$34.00 JOANN
20230206000030540

