

SPECIAL DURABLE POWER OF ATTORNEY POA 1/2
(Sell & Convey)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Margaret A. Watts** of Shelby, Alabama (County, State), do hereby make, constitute and appoint **Ronald Dewin Watts, Jr.** of Shelby, Alabama (County, State), my true and lawful attorney, for me and in my name, place and stead, giving and granting unto my said Attorney-in-Fact full power and authority to do and perform the following specific acts with regards to the following property:

Address: 3755 County Road 331, Columbiana, AL 35051

See Attached Exhibit A.

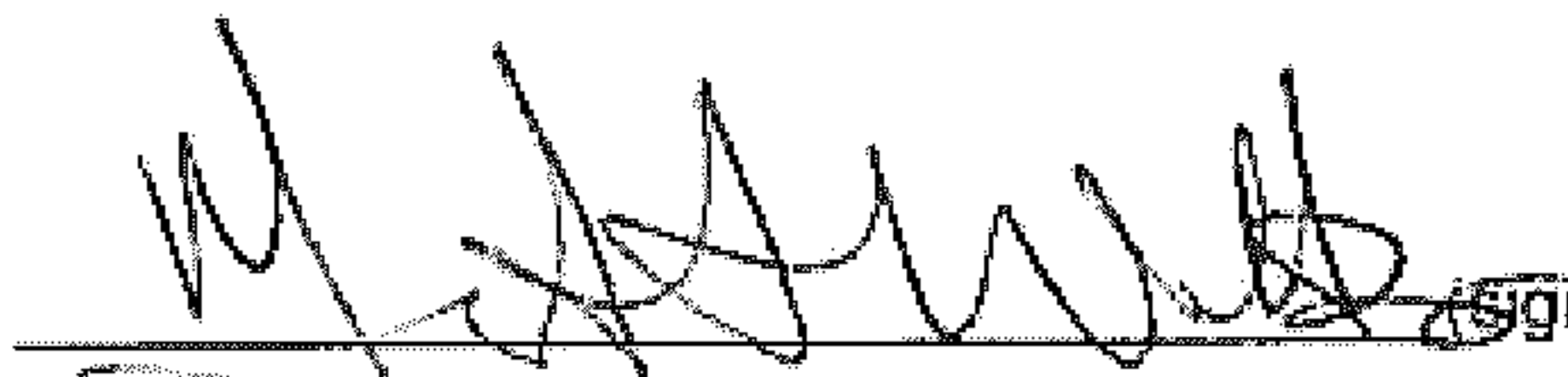
I authorize my said Attorney-in-Fact, for me, in my name, place and stead, to sell and convey the above real property, and to execute, acknowledge and deliver in my name, all papers, deeds and certificates of any kind and character necessary to convey the same for whatever consideration or considerations my said Attorney-in-Fact may deem sufficient.

I hereby expressly declare that this Special Durable Power of Attorney granted by me shall be non-delegable.

This Durable Power of Attorney shall not be affected by disability of the principal (me) except as provided by statute. All acts done by my Attorney-in-Fact pursuant to the power conferred herein during any period in which I am disabled or incompetent shall have the same effect, inure to the same benefit, and bind me or my heirs, devisees, and personal representatives, as if I was competent and not disabled.


I further declare that the rights, power and authority of said Attorney-in-Fact to exercise any and all of the rights and powers described above shall take effect immediately and such rights, power and authority shall remain in full force and effect hereafter until revoked and terminated by me, notwithstanding a later disability or incapacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of February, 2023.


Margaret A. Watts

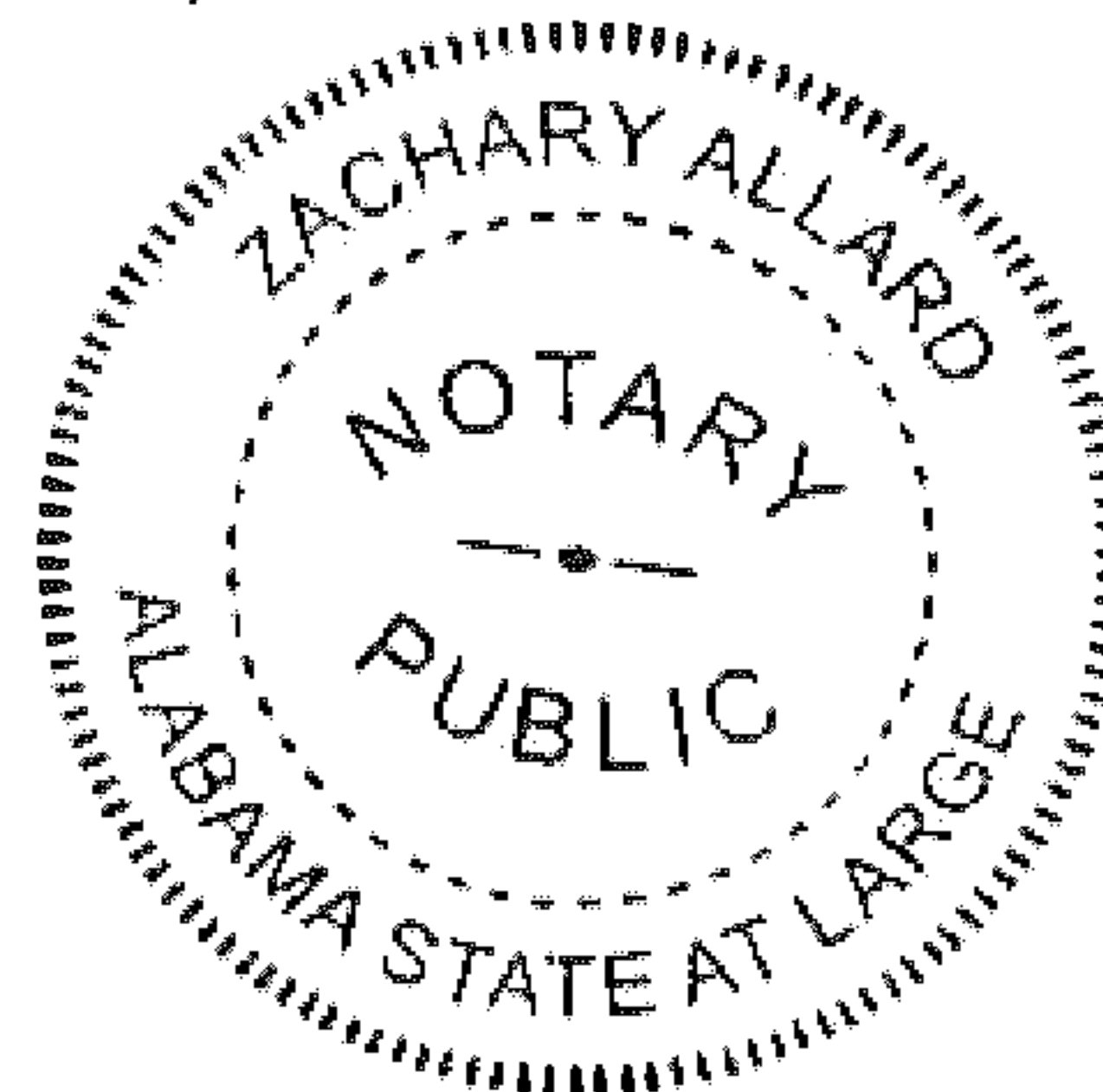
State of Alabama
County of Baldwin

The foregoing instrument was acknowledged before me this 20th day of February, 2023, by **Margaret A. Watts** who is/are personally known to me or who has/have produced driver license(s) as identification.


Notary Public Signature
Printed Name: Zachary Allard

My Commission Expires: 01/05/2025
(SEAL)

Zachary Allard
Notary Public, Alabama State At Large
My Commission Expires Jan. 05, 2025

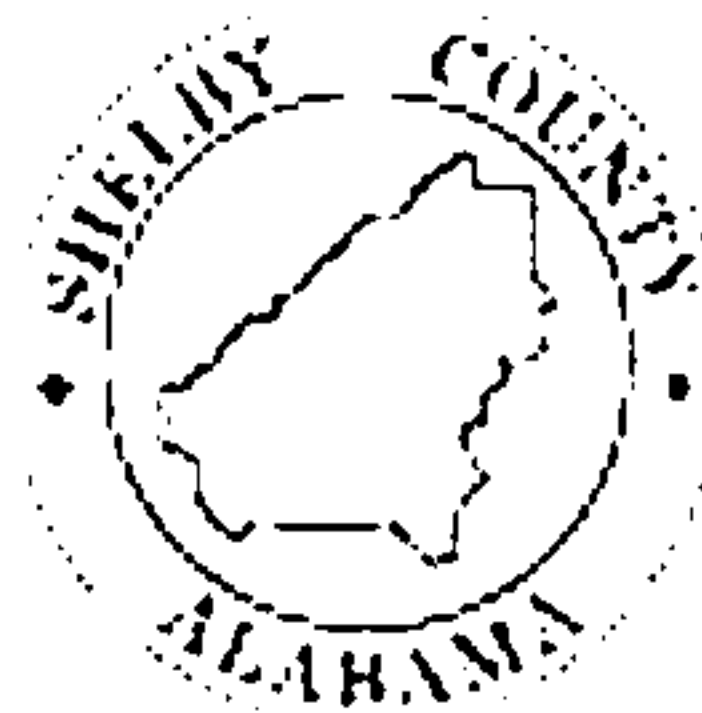


**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 232911

Commence at the SW corner of NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence 95 degrees, 22 minutes, to the right from the section line, 207.36 feet to the point of beginning of the property being described; thence continue along last described course 461.15 feet to a point in the centerline of a gravel road; thence 126 degrees, 48 minutes, left 131.43 feet to a point; thence 18 degrees, 14 minutes, right 128.10 feet to a point; thence 17 degrees, 30 minutes left 296.60 feet to a point; thence 90 degrees, left 253.93 feet to a point; thence 60 degrees, 49 minutes, left 319.16 feet to the point of beginning. Being situated in the NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama. Less and except right of way for public road.

Also: The exclusive water rights to the existing well located on remaining property of grantors, which is located approximately 122 feet North of the SW corner of NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, and approximately 12 feet East of the 1/4 line of said 1/4 1/4 section; said exclusive rights to the use of said well shall be perpetual, however, in the event said well shall go dry or cease to supply adequate water for domestic consumption to the residence on said property being conveyed, said water rights and all related rights and easements shall terminate completely. Purchasers shall have in addition to said exclusive water rights, an easement 5 feet in width, the center line of which is the existing water line leading from said well to the residence on the property being conveyed which said easement shall be limited to the purpose of transferring water from said well to said residence and to maintain the water line located thereon.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 09:52:28 AM
\$25.00 JOANN
20230228000054460**

Allie S. Bevil