

20230321000077660
03/21/2023 11:32:23 AM
POA 1/2

This Instrument prepared by:
Joan Alexander
106 W. Sterrett St.
Columbiana, AL **LIMITED DURABLE POWER OF ATTORNEY**
35051

STATE OF FLORIDA)
COUNTY OF SANTA ROSA

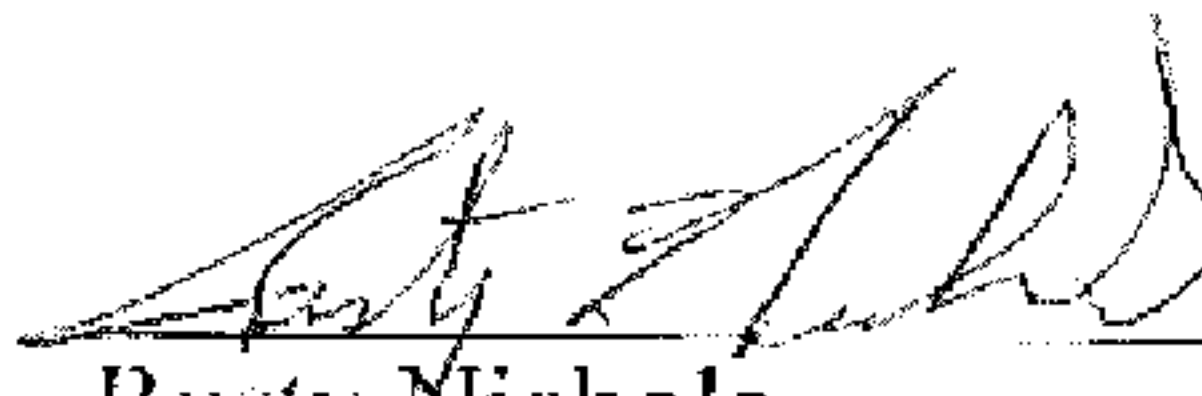
KNOW ALL MEN BY THESE PRESENTS, that I, Rusty Nichols, residing in SANTA ROSA County, FLORIDA, do hereby nominate, constitute, and appoint Joan Alexander, of Shelby County, Alabama, as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit, to execute all documents and perform all acts necessary to sell and convey real estate in Shelby County, Alabama.

This power includes, but is not limited to, the following specific powers:

1. To sign, seal, execute, deliver, and acknowledge such deeds, closing statements, and other documents of whatsoever kind and nature as may be necessary or proper in the premises;
2. To do and perform every act necessary, requisite, or proper to be done in and about the premises as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by my disability, incompetency, or incapacity.

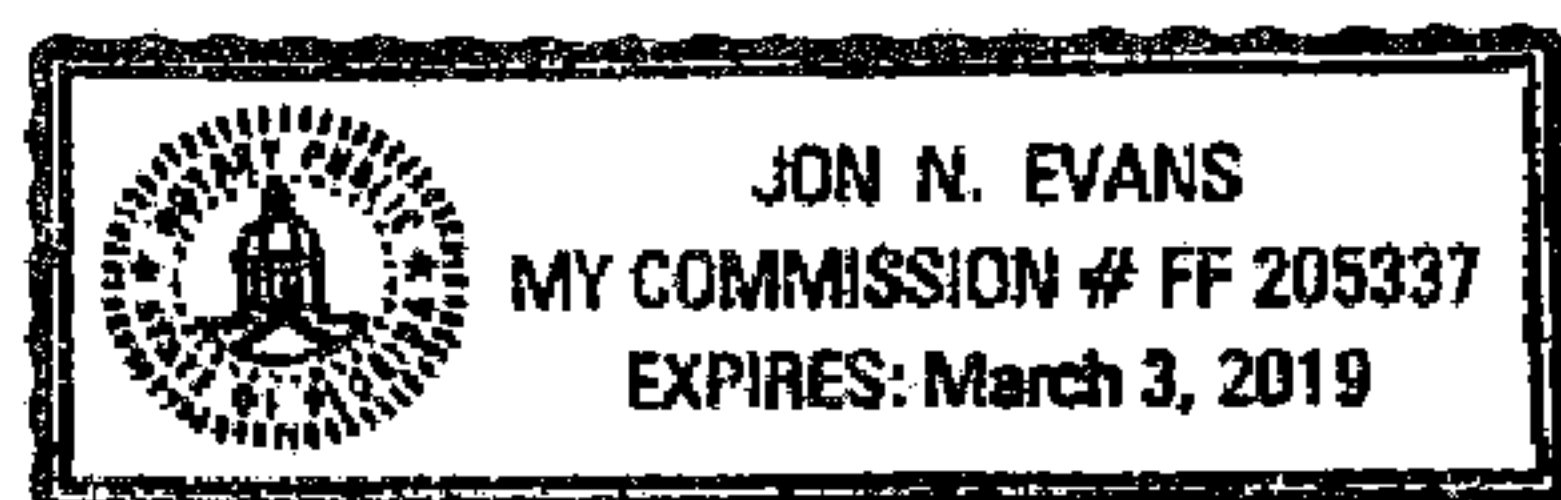
IN WITNESS WHEREOF, I hereunto sign my name this 29TH day of NOVEMBER 2017.

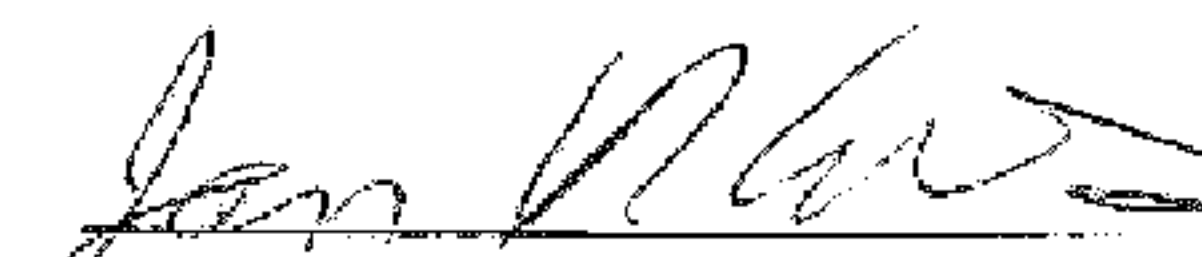

Rusty Nichols

State of FLORIDA
County of SANTA ROSA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rusty Nichols, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being information of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2017.




Notary Public
My Commission Expires: Mar 3, 2019

Rusty Nichols and Russell Nichols are one in the same person.

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a corner in place being the Southeast corner of Lot No. 5 of Block No. 1 of the Nichols Addition to Columbiana as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 74, said point being located on the Northerly right-of-way line of Sterrett Street as now located; thence proceed North 02 degrees 24 minutes 17 seconds East along the East boundary of said Lot No. 5 of Block No. 1, the prolongation of said East boundary of Lot No. 5 and along the East boundary of Lot No. 20 of Block No. 1 of said subdivision for a distance of 343.28 feet; thence proceed South 88 degrees 06 minutes 13 seconds East for a distance of 141.85 feet to a corner in place; thence proceed North 01 degrees 09 minutes 27 seconds West for a distance of 110.05 feet to a corner in place, said point being the point of beginning. From this beginning point continue North 01 degrees 09 minutes 27 seconds East for a distance of 128.74 feet to a point on the Southerly right-of-way line of Alabama Highway 25 By-Pass; thence proceed North 66 degrees 03 minutes 02 seconds East along the Southerly right-of-way line of said Highway for a distance of 505.06 feet to the flare back of said Highway; thence proceed South 55 degrees 58 minutes 14 seconds East along the flare back of said highway a distance of 53.31 feet to a point on the Westerly right-of-way line of Main Street; thence proceed South 01 degrees 49 minutes 03 seconds West along the Westerly right-of-way line of said Main Street for a distance of 322.05 feet to a corner in place; thence proceed North 87 degrees 55 minutes 53 seconds West for a distance of 498.46 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2023 11:32:23 AM
\$25.00 PAYGE
20230321000077660

Allie S. Bayl