

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

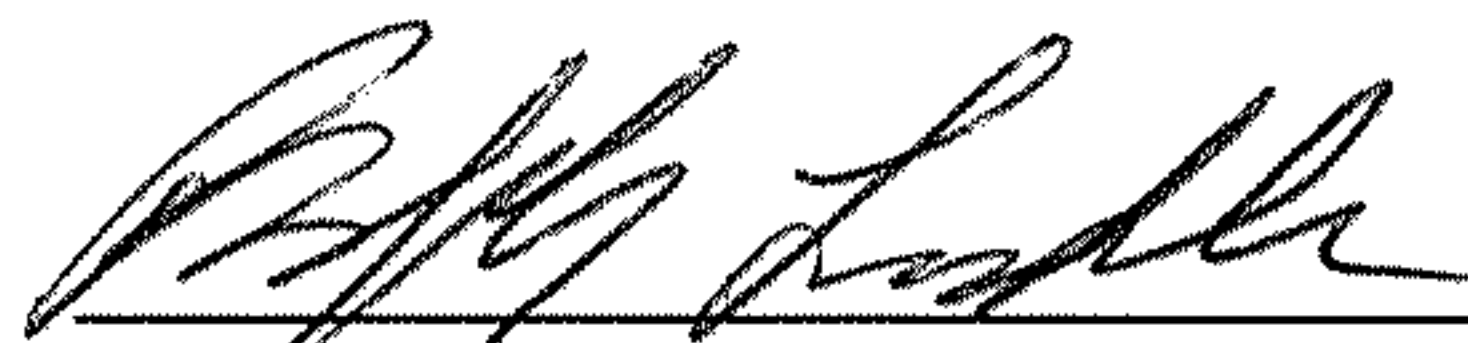
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Before me, the undersigned authority, personally appeared **Bobby Franklin** who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

1. My name is **Bobby Franklin**. I am over 19 years of age and presently Agent under Durable Power of Attorney for **Patricia J. Franklin**, dated June 20, 2023.
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 **141 Patriot Park, Montevallo, AL 35115**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with **Patricia J. Franklin** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **Patricia J. Franklin** has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, Movement Mortgage, 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 12 day of July, 2023.

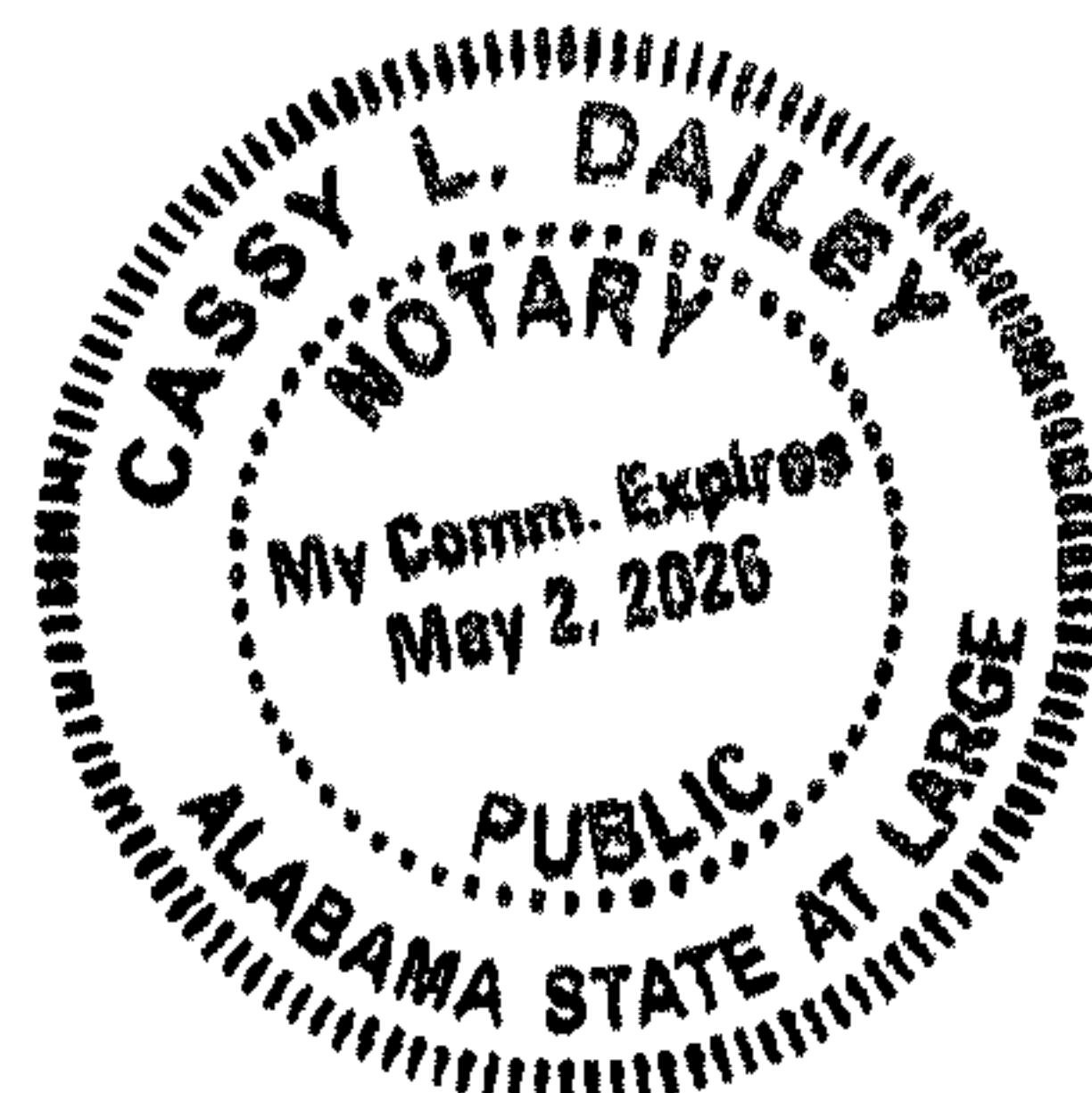

Bobby Franklin

07/12/2023
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 12 day of July, 2023, by **Bobby Franklin**.

(Seal)



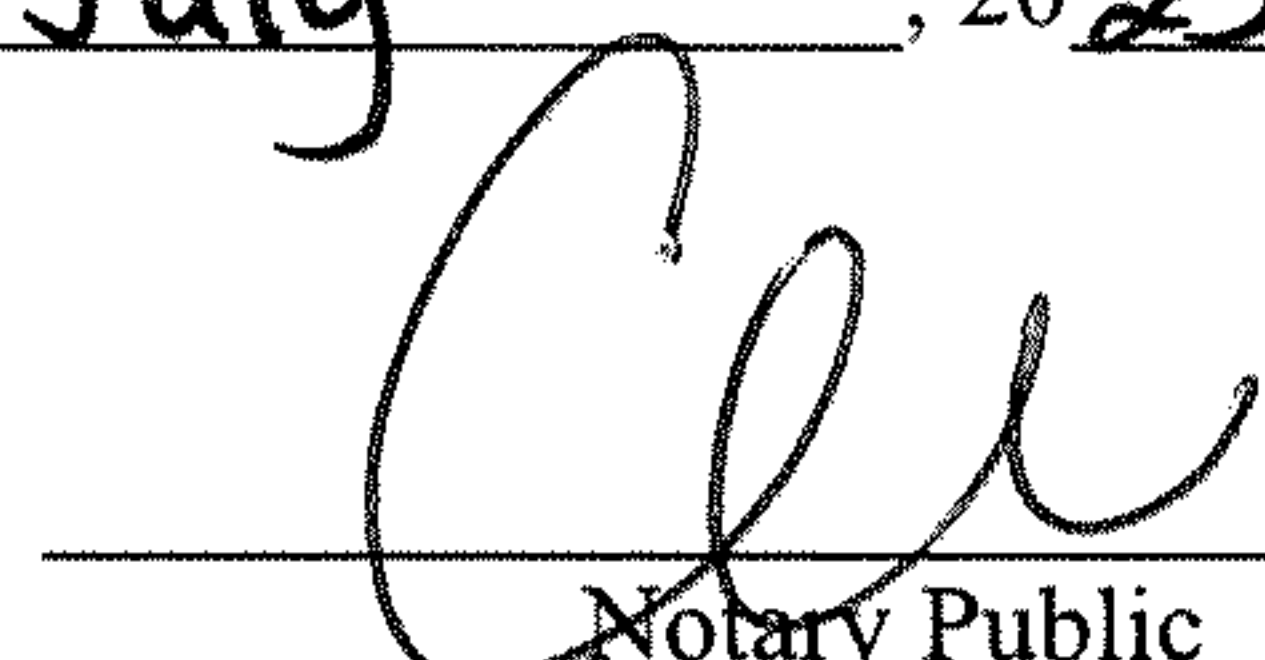

Notary Public 05/02/2026

EXHIBIT A

LOT 79, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE I, SECTOR 2, AS RECORDED IN
MAP BOOK 35, PAGE 81 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
07/13/2023 12:02:11 PM
\$25.00 PAYGE
20230713000209400

Allie S. Bayl