

SELLER POA NON-REVOCATION AFFIDAVIT

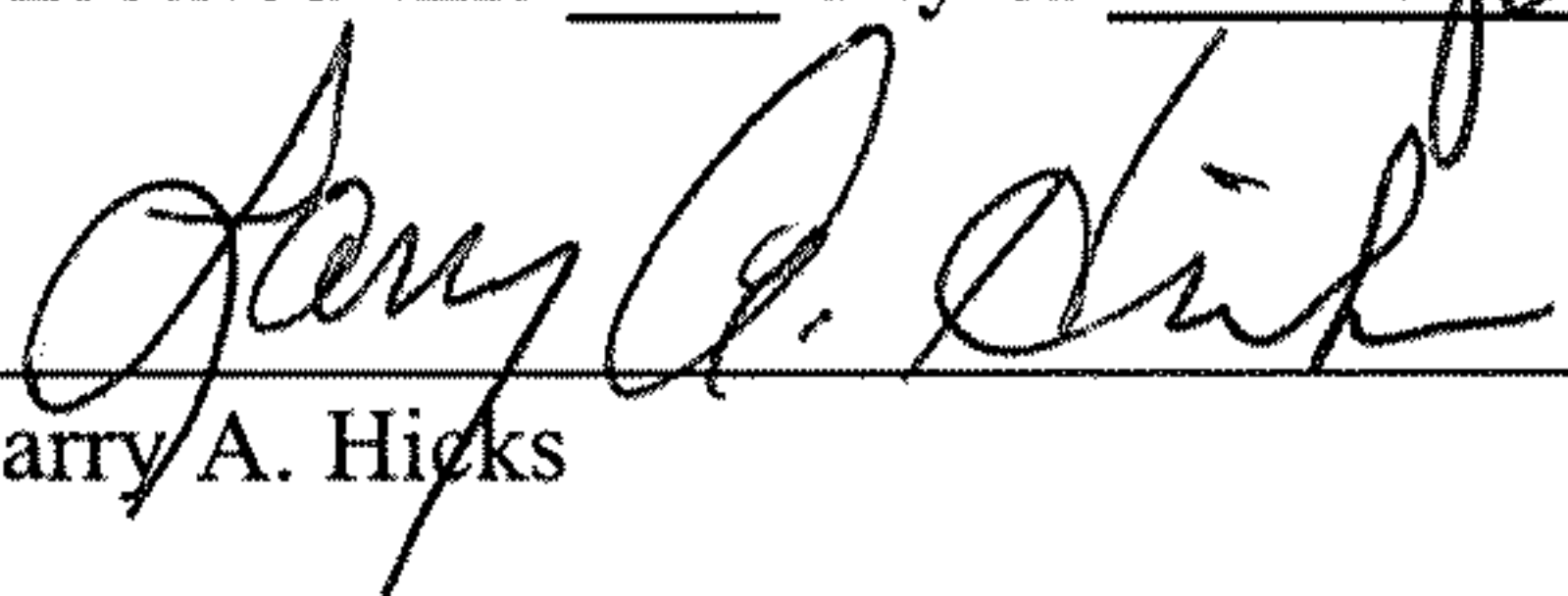
STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Larry A. Hicks** 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 **Larry A. Hicks**. I am over 19 years of age and presently Agent under Durable Power of Attorney for **Geraldine Hicks**, dated **February 25, 2016**.
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 **112 Pamela Dr, Calera, AL 35040**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with **Geraldine Hicks** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **Geraldine Hicks** has/have NOT rescinded his/her/their Power of Attorney described above, and it is still in full force and effect.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, Mortgage Research Center, LLC DBA Veterans United Home Loans, 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 08 day of Sept., 2023.


Larry A. Hicks

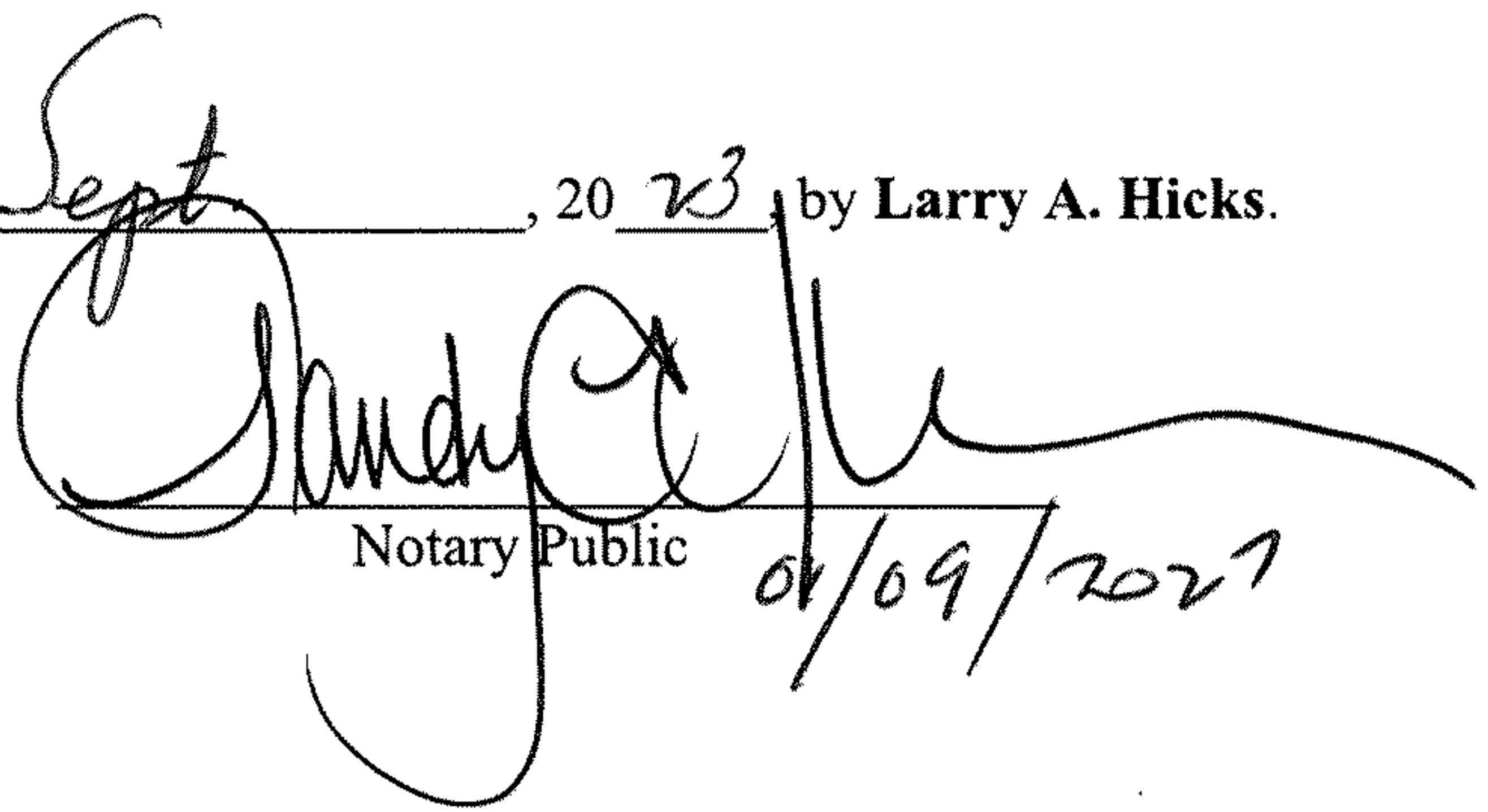
Sept. 08, 2023
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 08 day of Sept, 2023 by **Larry A. Hicks**.

(Seal)




Notary Public
01/09/2027

Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
205-624-2121

Exhibit A

Lot 42 and that portion of Lot 39, described as the South 40 feet of Lot 39, further described as follows:
Commence at the point of beginning which is the Southwest corner of Lot 39, run thence North for a distance of 40 feet to a point; turn thence East for an angle of 90 degrees 14 minutes and run thence East for a distance of 154.20 feet to a point; turn thence South for an angle of 90 degrees, run thence South for a distance of 40 feet to a point; turn thence West for an angle of 90 degrees 02 minutes run thence West for a distance of 154.55 feet to the point of beginning. This property being in Allendale Subdivision, according to Map of said Subdivision, which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 12:40:53 PM
\$25.00 BRITTANI
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Allen S. Bayl