

Property Address: 2903 County Road 28, Columbiana, AL 35051,

SELLER POA NON-REVOCAION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Tina L. Olson** 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 **Tina L. Olson**. I am over 19 years of age and presently Agent and Attorney in Fact under Durable Power of Attorney for **Lawrence E. Thompson**, dated **June 26, 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 **2903 County Road 28, Columbiana, AL 35051**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with **Lawrence E. Thompson** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **Lawrence E. Thompson** has NOT rescinded his Power of Attorney described above, and it is still in full force and effect. He is 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, , Fidelity National Title Insurance 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 17 day of November, 2023.

Tina L. Olson
Tina L. Olson

November 17, 2023
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 17 day of November, 2023, by **Tina L. Olson**.

(Seal)

Cassy L. Dailey
Notary Public 05/02/2026

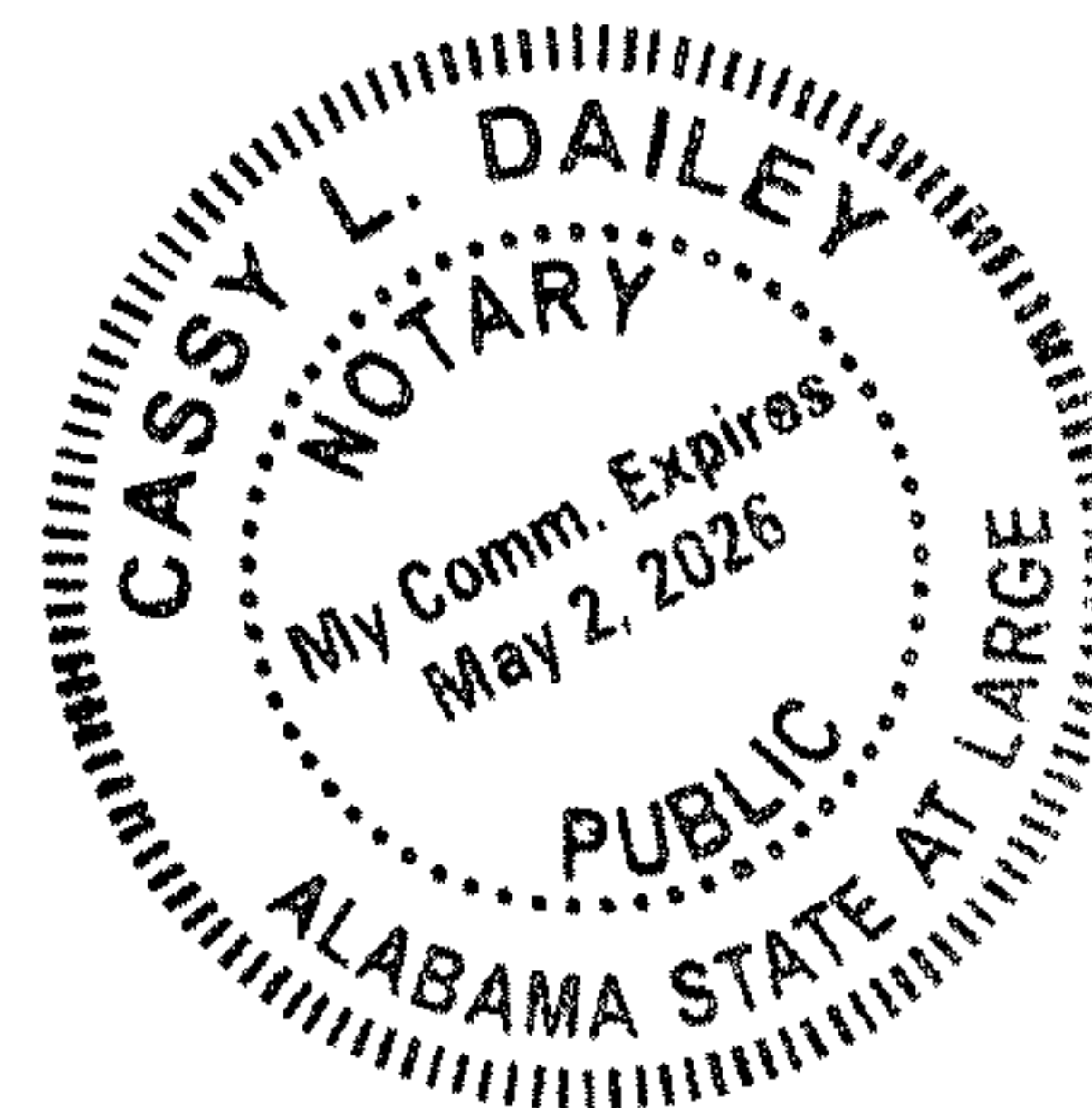


Exhibit A

Commence from the Southwest corner of the SW 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 East; thence run East along the South line for 210.0 feet to the point of beginning; thence continue last described course for 105.0 feet; thence 91 deg. 57 min. 20 sec. left, run 210.0 feet; thence 88 deg. 02 min. 40 sec. left, run 105.0 feet; thence 91 deg. 57 min. 20 sec. left, run 210.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2023 10:41:10 AM
\$25.00 JOANN
20231121000340550

Allen S. Bayl