

Property Address: 105 Kings Crest Lane, Pelham, AL 35124.

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Emily Rebecca King** 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 Emily Rebecca King. I am over 19 years of age and presently Attorney in Fact under Durable Power of Attorney for Rebecca S. Burns, dated July 1, 2020.
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 **105 Kings Crest Lane, Pelham, AL 35124**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Rebecca S. Burns prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Rebecca S. Burns has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, The Loan Store Inc, 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 18 day of December, 2023

Emily Rebecca King
Emily Rebecca King

12/18/23
Date

State of Alabama
County of MADISON

Sworn to and subscribed before me on the 18 day of DECEMBER, 2023, by **Emily Rebecca King**.

(Seal)

BARBARA A TURNER
Notary Public, Alabama State at Large
My Commission Expires July 7, 2024

Barbara A Turner
Notary Public

Exhibit A

Lot 123, according to the Survey of Weatherly Windsor Sector 5, as recorded in Map Book 14, Page 104, 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
12/29/2023 08:57:04 AM
\$25.00 JOANN
20231229000372240

Allen S. Bayl