

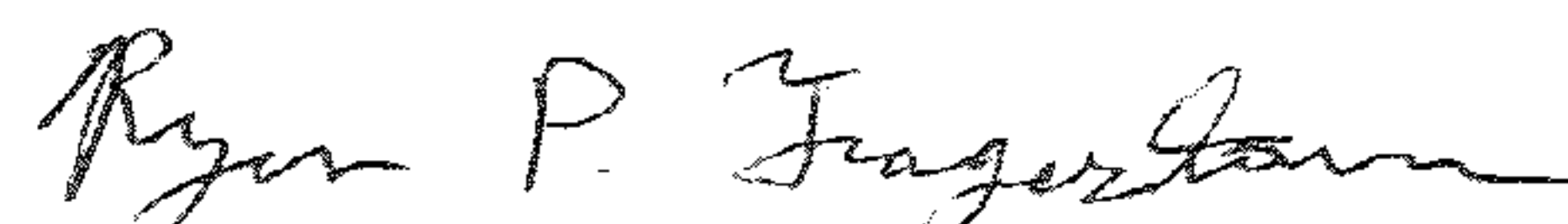
**AFFIDAVIT REGARDING NON-REVOCATION
OF POWER OF ATTORNEY**

State of Alabama
County of Shelby

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, personally appeared Ryan P. Fagerstrom, who having been by me first duly sworn, deposed as follows:

1. My name is Ryan P. Fagerstrom . I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. Stephanie P. Fagerstrom appointed me as attorney-in-fact under a Power of Attorney, the original of which said Power of Attorney is being recorded simultaneously herewith.
3. I have on this day exercised the above referenced Power of Attorney by executing certain closing documents which may include, but is not limited to, a closing statement, deed, lien waiver, judgment affidavits, and mortgage relating to the purchase/sale of real property located in Shelby County, Alabama, and being more particularly described as follows: Lot 157, according to the Survey of Final Plat of Simms Landing, Phase 1, as recorded in Map Book 52, Page 69, in the Probate Office of Shelby County, AL
4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of Attorney, I had no actual knowledge of the termination of the Power by revocation or of the principal's death. In the event that the Power of Attorney is not a Durable Power of Attorney, I furthermore have no knowledge of the termination of the Power by the Principle's disability, incompetency or incapacity. I believe the principal to still be living, and have not been notified since the execution of the Power of Attorney that he/she has revoked said Power.
5. I am making this Affidavit pursuant to Code of Alabama 1975 Section 26-1-2(e).
6. I/we hereby agree to indemnify and hold harmless Massey, Stotser & Nichols, PC and Crest Title, LLC and their successors and/or assign from any loss or damage that may arise as a result of a reliance by the aforementioned parties on the Power of Attorney herein described.

WITNESS my hand and seal this the 31st day of January, 2024.



Ryan P. Fagerstrom
Affiant and Attorney in Fact

SWORN TO BEFORE ME, on this the 31st day of January, 2024 .


Notary Public: Cynthia A. Martin

My Commission Expires: May 27, 2024

This Instrument was Prepared by:
Cynthia A. Martin
Massey, Stotser & Nichols, PC
1780 Gadsden Hwy
Birmingham, AL. 35235



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2024 01:57:04 PM
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