

BUYER/BORROWER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF CHILTON

Before me, the undersigned authority, personally appeared 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 Bobbi L. Moore. I am over 19 years of age and presently Attorney in Fact under that certain Durable Power of Attorney for James H. Moore, II, dated October 23rd 2023.
- 2. I have signed documents in connection with a purchase/mortgage of property, and in particular a Note/Mortgage, as well as other related documents, executed under my capacity as Agent and Attorney in Fact under the power of Attorney for the property described above and in Exhibit A attached hereto.
- 3. I have had contact with James H. Moore, II prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, James H. Moore, II has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect. He/she is/are aware of my executing the closing documents and especially the Note/Mortgage as well as other closing documents.

After acknowledgment of the above statements, I/We, the undersigned, 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, 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 8th day of February, 2024.

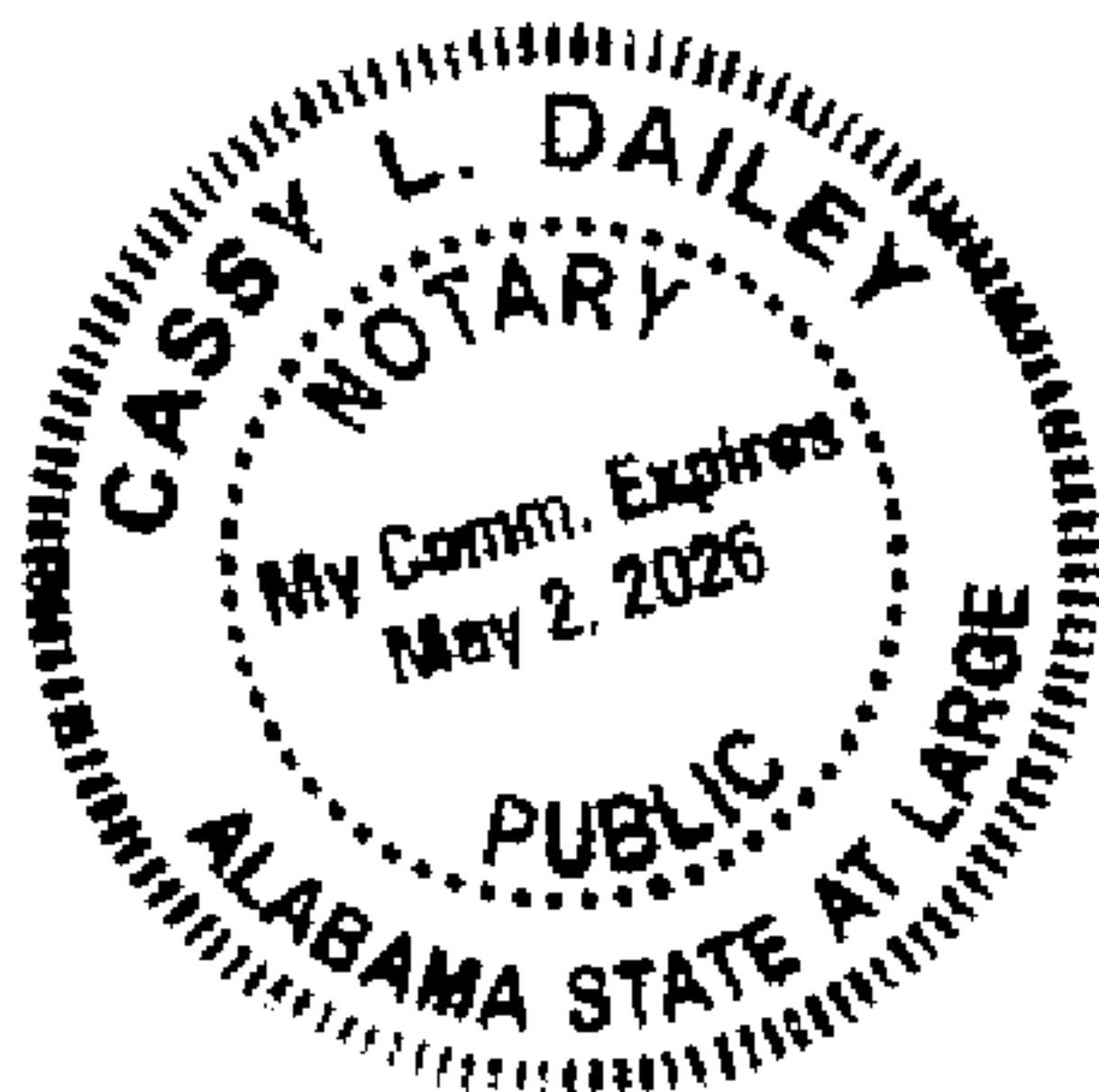
Bobbi L. Moore
Bobbi L. Moore

2-8-24
Date

State of AL
County of Shelby

Sworn to and subscribed before me on the 8th day of February, 2024, by Bobbie L. Moore.

(Seal)



Cassy L. Dailey
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:
Begin at the southwest corner of said Section 9; thence north along the west line of said section 9 a distance of 320.00 feet; thence turn right 100 degrees 13 minutes 37 seconds and run in a southeasterly direction a distance of 527.66 feet to a point on the westerly boundary of Camp Branch Road; thence turn right 83 degrees 26 minutes 35 seconds and run in a southerly direction along Camp Branch Road a distance of 87.86 feet to a point on a clockwise curve having a central angle of 17 degrees 42 minutes 28 seconds and a radius of 485.00 feet; thence run southerly and westerly along Camp Branch Road an arc distance of 149.89 feet to a fence line; thence turn right 69 degrees 28 minutes 06 seconds from tangent and run in a westerly direction along a fence a distance of 481.33 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2024 11:55:33 AM
\$25.00 JOANN
20240227000050840

Allen S. Boyd