

LIMITED DURABLE POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF WALTON

KNOW ALL MEN BY THESE PRESENTS, that, I, **James Monroe Key, III** (hereinafter referred to as "Principal"), do by these presents make, constitute and appoint **Aaron C. Key**, my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for my use and benefit, to execute the documents necessary to complete the corrective documents for the sale of the property located at 315 Lake View Circle, Vandiver, Alabama. This includes authority to execute all corrective documents necessary for closing, including, but not limited to, the closing statement, deeds, title affidavits, and any other buyer or borrower documents necessary to complete the transaction. This property is further described as to-wit:

See Exhibit A for 2 parcels.

I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be effected by disability, incompetency, or incapacity of Principal.

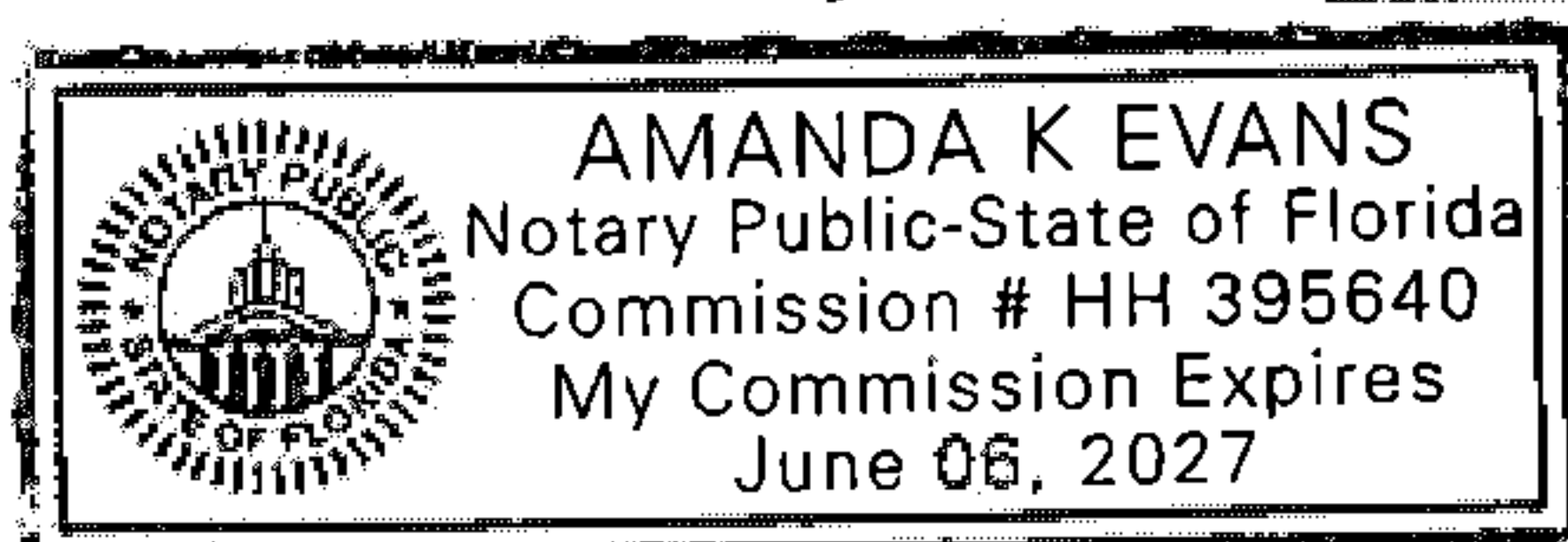
The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this 6 day of January, 2024.

February JMK

James Monroe Key III
James Monroe Key, III

I, the undersigned, a Notary Public, hereby certify that, **James Monroe Key, III**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of January, 2024.



February AKE
AKE
Notary Public
My Commission Expires: 06/06/27

Prepared by:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209 File 2023 17769

Exhibit A

Legal Description

Parcel I

Starting at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 9, Township 18 South, Range 1 East, running South along quarter line 451 feet to road; thence in a easterly direction along road 275 feet; thence North 45 deg. West 295 feet; thence West 45 feet to point of beginning.

Parcel II

Commence at the Northwest corner of the SE1/4 of the SW1/4 of Section 9, Township 18 South, Range 1 East, thence run Easterly along the North line for a distance of 45.0 feet to the point of beginning. Thence continue along same line for a distance of 200.0 feet, thence turn 42 deg. 27' to the right for a distance of 178.26 feet to a point on the Northwesterly side of a Dirt Access Road, thence turn 104 deg. 43' to the right a distance of 200.0 feet, thence turn 87 deg. 17' to the right for a distance of 281.17 feet to the point of beginning.

Less and Except:

Commence at the Northwest corner of SE 1/4 of SW 1/4 of Section 9, Township 18, Range 1 East; thence run Easterly and along the North line for a distance of 45.0 feet; thence turn 54 degrees 27 minutes to the right for a distance of 133.93 feet to the point of beginning; thence continue along same line for a distance of 147.24 feet to a point on the Northwesterly margin of County Road; thence turn 87 degrees 17 minutes to the left and along said road for a distance of 200.0 feet; thence turn 104 degrees 43 minutes to the left for a distance of 178.26 feet; thence turn 84 degrees 11 minutes 21 seconds to the left for a distance of 163.67 feet to the point of beginning.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2024 10:08:22 AM
\$25.00 PAYGE
20240306000060680**

Allen S. Bayl