

### SELLER POA NON-REVOCAION AFFIDAVIT

STATE OF ALABAMA  
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Lauretta Davis** 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 Lauretta Davis. I am over 19 years of age and presently Agent under Durable Power of Attorney for Charity M. Davis, dated 21st day of February, 2024.
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 **1115 Amberley Woods Dr, Helena, AL 35080**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Charity M. Davis prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Charity M. Davis has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, FirstBank, 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 29 day of February, 20 24.

Lauretta Davis  
Lauretta Davis

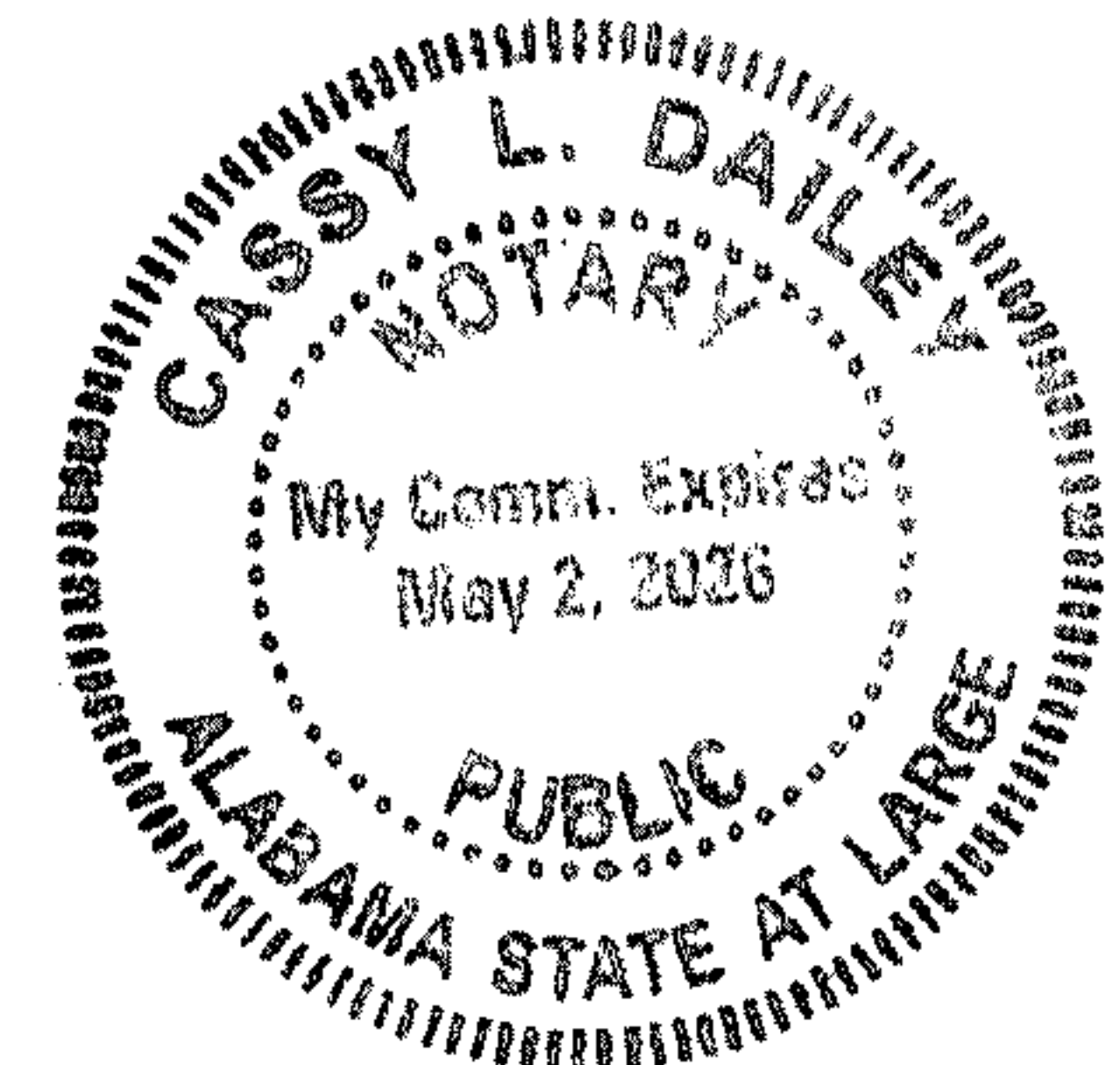
February 29, 2024  
Date

State of Alabama  
County of Shelby

Sworn to and subscribed before me on the 29 day of February, 20 24, by **Lauretta Davis**.

(Seal)

Cassy L. Dailey  
Notary Public 05/02/2026



**Exhibit A**

LOT 8 ACCORDING TO THE SURVEY OF AMBERLY WOODS, 1<sup>st</sup> SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 137, 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  
03/06/2024 01:46:13 PM  
\$25.00 BRITTANI  
20240306000061630**

*Allie S. Bayl*