

Property Address: 840 Overland Rd, Montevallo, AL 35115,

BUYER/BORROWER POA NON-REVOCATION AFFIDAVIT

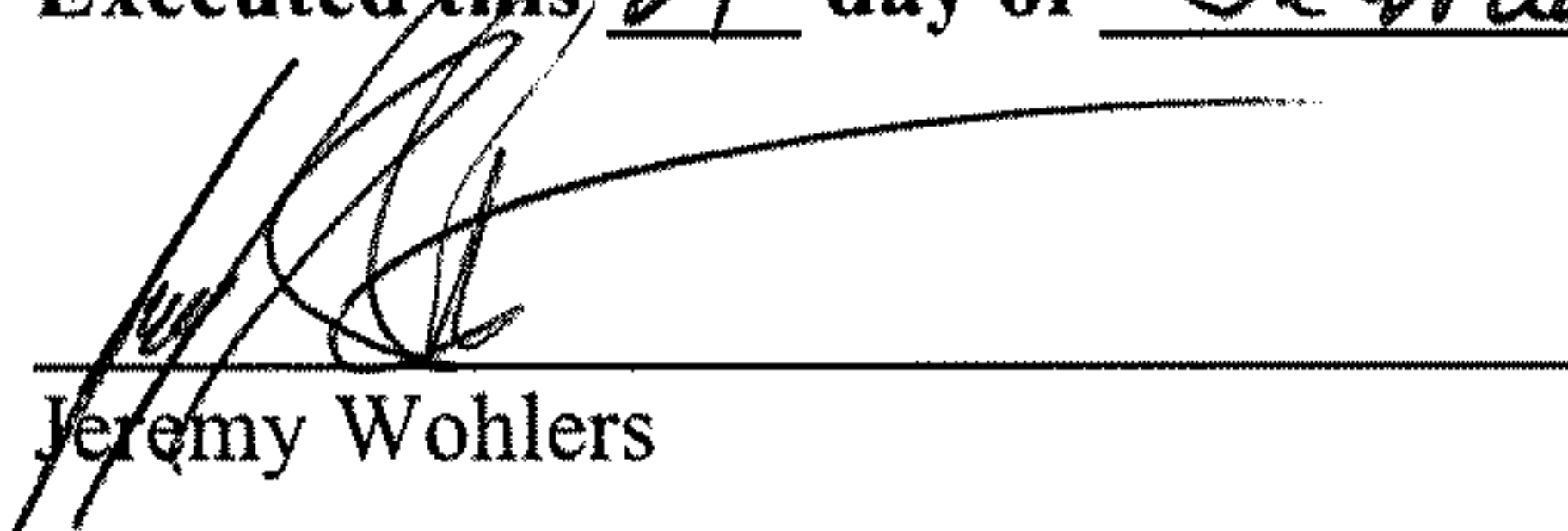
STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Jeremy Wohlers** 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 **Jeremy Wohlers**. I am over 19 years of age and presently Attorney in Fact under that certain Durable Power of Attorney for **Hilary Huff**, dated **February 22, 2024**.
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 **Hilary Huff** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **Hilary Huff** has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect.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, Union Home Mortgage Corp.,, 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, 2024.


Jeremy Wohlers

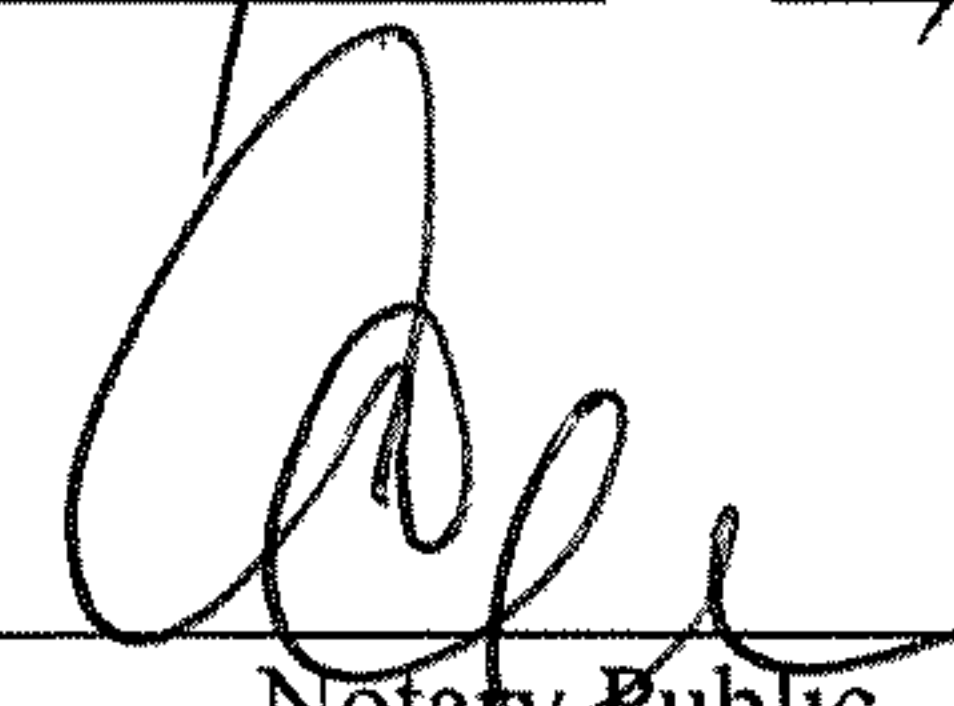
2-29-2024
Date

State of AL
County of Shelby

Sworn to and subscribed before me on the 29 day of February, 2024, by **Jeremy Wohlers**.

(Seal)




Notary Public

05/02/2026

Exhibit A

Lots 1 and 2, Block 2, according to a Resurvey of Lots 1 & 2, Block 2, Hidden Valley, as recorded in Map Book 13, Page 110 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 02:26:50 PM
\$25.00 BRITTANI
20240306000061740

Allen S. Bayl