

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20240315000072190
03/15/2024 11:49:11 AM
DEEDS 1/9

WARRANTY DEED

SEND TAX NOTICES TO:

1037 Alana Ferry Road
Harpsville AL 35076

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Regina Kim Alexander, a Single person, in hand paid by the GRANTEE(S), Joshua Gerald Whittle, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land in the southeast quarter of Section 26, Township 19 South, Range 2 East, being the same land described in deeds to Mary Francis Dison and Martha Ann Alexander, recorded in Instrument No. 2000-315. 7, 31578 and 31579, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found at the southeast corner of said Section 26; thence N 00°39'37" W, along the east line of said section, a distance of 1422.55 feet to the point of beginning; thence N 00° 9' 37" W, along the east line of said section, a distance of 9.07 feet to a point; thence S 89°00' 26" W, a distance of 383.58 feet to a 1/2" rebar, set with a cap stamped "Wheeler CA0502"; thence S 12°32'18" E, along a fence, a distance of 112.97 feet, to a 1/2" rebar, set with a cap stamped "Wheeler CA0502"; thence N 89° 26' 02" E, a distance of 84.93 feet, to a point in the center of a concrete drive; thence N 53° 55' 45" E, along the center of said drive, a distance of 14.34 feet, to a point; thence N 69° 25' 27" E, distance of 280.47 feet to the point of beginning. The herein described parcel contains 0.614 acres of land.

Prior Deed Reference: Instrument #20010221000058831.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 14th day of March, 2024.

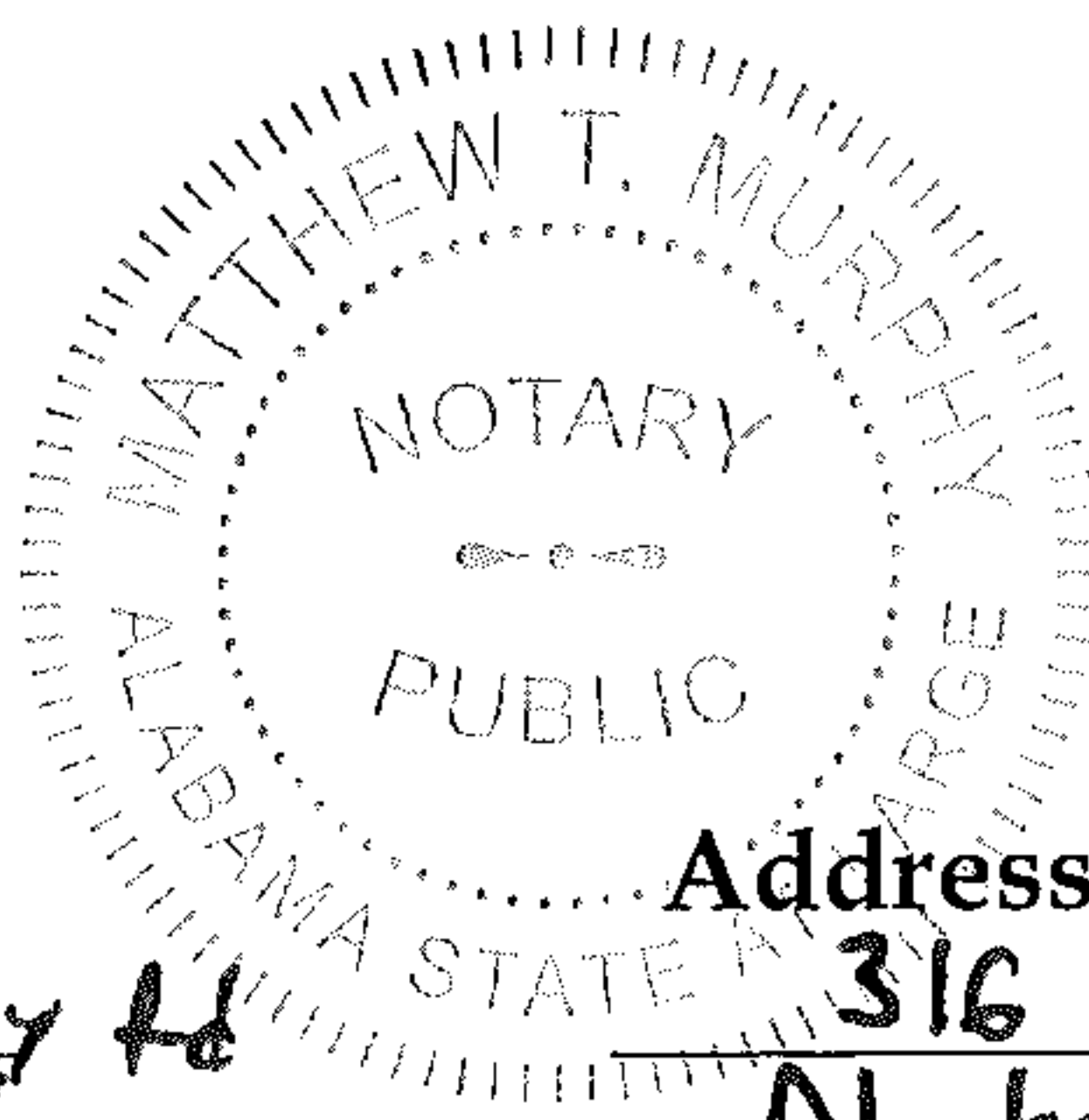
*Regina Kim Alexander by
Jason Glen Alexander as
her Attorney-in-Fact*

Regina Kim Alexander by
Jason Glen Alexander, as his/her
Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Regina Kim Alexander, by Jason Glen Alexander, as his/her Attorney in Fact** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2024.



[Signature]

NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:
1037 Glaze Ferry Rd
Harpersville, AL
35078

Address of Grantor:
316 Lacey Ave
Alabaster, AL
35114

Property Address:
1065 Glaze Ferry Road
Harpersville, AL 35078

Real Value: \$25,000.00

DURABLE POWER OF ATTORNEY

ITEM I
STATEMENT OF INTENT TO CREATE
DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, REGINA KIM ALEXANDER have made, constituted and appointed, and by these presents do make, constitute and appoint my nephew, JASON GLEN ALEXANDER, as my true and lawful agent and attorney in fact (hereinafter sometimes referred to as my "agent"), for me from time to time and in my name, place and stead to do any and all acts which I could do if personally present, hereby intending to give to my said agent the fullest and broadest powers to act for me. If JASON GLEN ALEXANDER should fail or cease to serve as my agent, I constitute and appoint my niece, MOLLY ALEXANDER CAHILL, as successor agent.

Except as may be limited in Article II(b) hereof, my successor agent shall have the same rights, powers, duties, responsibilities and exceptions as are herein conferred upon my original agent.

ITEM II
GRANT OF AUTHORITY

(a) In accordance with the terms of the Alabama Uniform Power of Attorney Act, Ala. Code 1975, § 26-1A-204 through 217, I hereby grant my agent(s) and any successor agent(s) specific authority to act for me with respect to all of the subjects enumerated in the herein referenced sections. It is not my intention by setting out the specific powers and authorizations below to limit or cut down the broad powers given herein but to clarify and support such gifts of power by expressly giving and granting unto my said agent full power:

(1) To make, draw, sign, accept, endorse for any purpose, deposit, withdraw, discount, deliver notes, checks, drafts and other instruments for the payment of money, including specifically to my agent's own credit or account; to examine, receive and sign receipts for canceled checks, vouchers, statements of account or of any property in which I may have an interest, and to acknowledge the correctness of any statement of any account; whether owing to or by me or relating to any property held for me;

(2) To ask, demand, sue for, recover, receive, collect and give receipts, releases and discharges for, all sums of money, debts, dues, accounts, dividends on stocks, interest on bonds or mortgages, rents, bequests, legacies, trust monies, tax or other refunds, and other obligations or property which are or shall become due, owing and payable to me;

(3) To act in my stead with respect to retirement, pension, profit-sharing, self-employed, and other qualified and non-qualified plans, annuities, and individual retirement accounts, bonds, and annuities; and to receive proceeds therefrom, make rollover or voluntary contributions thereto, and elect options thereunder;

(4) To institute, prosecute, defend, compromise, settle, arbitrate or otherwise dispose of any and all actions or proceedings, either at law or in equity, including actions for the foreclosure or enforcement otherwise of any mortgage or lease, upon any real or personal property; and to execute and deliver any bonds, undertakings or recognizances that my said agent may approve in any such or other actions or proceedings, whether the same be given under statutory requirements or otherwise, including such bonds or undertakings as may be necessary or desirable for the purpose of perfecting a compromise of or an appeal from any judgment or decree in any such actions or proceedings; to appear generally or specially in any actions or proceedings which in any way may concern me or my property, or my right, title or interest therein; to compel accountings and filings of inventories; to employ and compensate attorneys to appear for and represent me in any action or proceeding instituted in my behalf or against me;

(5) To represent me in any and all proceedings now pending or hereafter arising between me and the Treasury Department of the United States Government or any other Governmental authorities relative to my income, gift, estate or other tax liability for all years, granting unto my said agent full power in my name and on my behalf to appear before proper officials of the Treasury Department or any other government officials, to adjust, settle, compromise or otherwise dispose of all questions relative to any of the said tax liabilities; to receive copies of my tax returns and any papers, letters or other communications concerning the said tax liabilities; to sign any waivers of the statute of limitations or any other waivers, to sign closing agreements for final determination of tax liability; to prepare, sign and file with any and all governmental authorities tax returns or other returns, protests, appeals and other documents, to execute and file refund claims or any other claims, and to receive, endorse and collect, checks in settlement of any refund, to execute and file petitions to the Tax Court of the United States and all other papers in connection with such proceedings, to substitute in the place and stead of said agents any other agent and to appoint associate agents;

(6) To obtain credit or borrow money in any currency, (including all manner of credits and letters of credit); to renew any loan or extension of credit;

(7) To sell or agree to sell at private or public sale, convey by warranty, quit claim or other kind of deed, grant, transfer, lease and rent for such periods as my agent may deem proper, though exceeding five years, exchange, pledge, hypothecate, mortgage, lend, possess, occupy, use, insure and make repairs upon any property, real or personal, or any interest in such property, which may now or in the future belong to me, upon such terms and conditions as my agent may deem best; to erect, tear down or make repairs upon any building;

(8) To buy, or agree to buy or to lease any property, real or personal, or any interest therein, and to execute and deliver a purchase money mortgage as part of the purchase price thereof;

(9) To buy, sell, exchange, pledge, hypothecate, mortgage, endorse for transfer or for any other purpose, register or cause to be registered in the name of any nominee, deliver, assign, transfer and execute all necessary documents of assignment and transfer, dispose of, provide for the safekeeping of, and otherwise deal with any stocks, bonds or other securities or any real or personal property whatsoever;

(10) To buy, sell, transfer or dispose of for present or future delivery American or foreign moneys, credits or exchange, on deposit or otherwise, and all manner of instruments representative thereof, by endorsement or otherwise; to open, maintain, deposit in, operate, withdraw from, close and reopen accounts of every manner and description in American or foreign currencies with any banks, bankers, or trust companies, national banks, savings banks, stock brokers, fiduciaries or other depositories or institutions, American or foreign, wheresoever situated;

(11) To invest and reinvest any funds that may now be in or later come into my said agent's hands with full discretion in my said agent to select the investments and reinvestments; and this discretion shall not be limited to those investments and reinvestments of the character authorized by the laws of any state for trust investments; to deposit any stocks, bonds or other securities with any broker and to authorize him to buy, sell, pledge, or exchange any stocks, bonds or other securities on a margin or otherwise; to loan any sum of money with or without interest;

(12) To undertake performance of any and all acts, whether or not otherwise specifically enumerated herein, including the sale of any property or the borrowing of any funds, which my agent considers necessary or appropriate in order to purchase United States Treasury Bonds redeemable at par in payment of federal estate taxes; provided, however, that nothing herein shall be construed as requiring my agent to acquire any such bonds;

(13) To consent to, join in or oppose any condemnation or other proceeding, or any action brought to acquire any of my real or personal property or any interest therein;

(14) To apply for and effect any and all kinds of insurance including, without limitation, life, auto, real property, personal property liability, fire, burglary, theft and war risk insurance; to pay any and all premiums thereon; to cancel and terminate any insurance and to receive payments in connection therewith;

(15) To execute and deliver agreements, instruments or documents of any kind and for any purpose deemed necessary or proper by my agent to carry out the acts herein authorized, including agreements for the extension of time for the payment of any sum of money due me;

(16) To have access to and to remove the contents of any and all safe deposit boxes which I now or hereafter may have with any bank, safe deposit company or other organization;

(17) To pay, renew, secure, settle or compromise any debt, claim or other liability due from me; to collect, renew, accept security for, settle, or compromise any debt, claim or other liability due to me;

(18) To attend and vote as my proxy or to authorize any other person or persons to attend and vote as my proxy at any meetings of stockholders or bondholders of any corporation

or company, or on any occasion that voting by proxy is permitted; to take part in any stockholders', bondholders', or creditors' reorganization plan, and to give any consents and waivers in connection with such meetings or plan; to consent to or oppose any merger or consolidation of any corporation and company, or any sale or lease of its property or any part thereof; to deposit securities under protective agreements or with protective committees with or without discretion thereby being delegated; to pay all assessments, subscriptions and other sums of money as my agent may deem expedient for the protection of my interest as holder of any stocks, bonds, or other securities; to exercise any option contained in any stocks, bonds or other securities, for the conversion of the same into any right to subscribe for additional stocks, bonds or other securities, and to make any and all necessary payments therefor;

(19) To irrevocably disclaim, refuse or renounce any part or all of any gift, transfer, devise or bequest made to me; and to execute any and all instruments that are necessary to make a "qualified disclaimer" pursuant to Section 2518 of the Internal Revenue Code of 1986, as amended;

(20) To delegate any or all powers herein granted to a sub-agent or sub-agents, as provided in Ala. Code 1975, § 26-1A-201, and to revoke any such delegations; but notwithstanding any such delegation my agent shall retain full authority to act alone hereunder;

(21) To employ and compensate agents, accountants, appraisers, investment advisers, brokers, agents, attorneys at law, tax specialists, realtors, and other assistants and advisors, and to do so without liability for any neglect, omission, misconduct or default of any such agent or professional representative provided such person was selected and retained with reasonable care;

(22) To determine my place of residence from time to time, to pay my ordinary household expenses, to arrange for and pay the costs of medical, dental, nursing, hospital, convalescent and other health care and treatment, including admission to hospitals, nursing homes, rest homes or other care facilities or institutions; to consent to treatment, and to make application for insurance, pension or employee benefits related to such health care and treatment, including, but not limited to, benefits under Social Security, Medicare and Medicaid; to obtain on my behalf copies of medical reports, summaries or other related information concerning me made or taken before or after the date of this instrument, and to execute any written consents on my behalf for the disclosure of such reports, summaries, or related information as may be required under any applicable federal statute, statutes of any state of the United States, or ordinances, rules or requirements of any local government municipality, authority or agency;

(23) To use and apply so much of the income and principal of the assets comprising my estate as may be necessary or desirable, in the sole discretion of said agent, for the maintenance and support of any person dependent upon me, taking into consideration other income, resources, or financial assistance available to any of them from all other sources. Any provision herein to the contrary notwithstanding, the agent shall have no power or authority to use or apply the principal to discharge any legal obligation that the agent may have to support me or any person dependent upon me;

(24) To exercise any general or special power of appointment exercisable by me;

(25) To retain and operate any businesses owned by me (regardless of whether operated in the form of a corporation, general or limited partnership, limited liability company, sole proprietorship, or otherwise), hereinafter referred to as "Businesses," regardless of lack of diversification, for such period as my agent, in his/her absolute discretion, shall determine appropriate. I consider interests owned by me in the Businesses as proper investments, and my agent is authorized to invest in or retain indefinitely all of any part of the Businesses even though such interests lack liquidity, may be considered, and in fact may be, more volatile or risky than alternative investments, may never yield a dividend or other income, and may constitute a very large percentage or all of my property. My agent shall not be accountable for any loss or depreciation in value sustained by reason of compliance with my wishes as expressed in this instrument;

(26) To obtain "Protected Health Information" as defined in the Health Insurance Portability and Accountability Act (HIPAA) from health care providers and insurers for the purpose of satisfying obligations, challenging charges and/or evaluating or pursuing legal claims related to my medical condition which information may include, but shall not be limited to medical records, physician notes, itemizations and billing records.

ITEM III
AUTHORIZATION TO RELEASE INFORMATION TO AGENT

Any banks, bankers, trust companies, national banks, savings banks, safe deposit companies, stockbrokers, fiduciaries, depositaries or other institutions, persons, firms or corporations are authorized to release information to my agent in reliance hereon and shall be fully protected even though the said agent, substitute or associate may be dealing with himself or herself, as it is contemplated that such may be the case.

In accordance with Ala. Code 1975 § 26-1A-109(d), I hereby authorize the use or disclosure of any of my "Protected Health Information", as defined in the Health Insurance Portability and Accountability Act (HIPAA), including any and all confidential or private records, summaries and/or opinions related to my mental or physical capacity to make decisions regarding my health care and business affairs, to a physician, health care professional, hospital, clinic, medical facility, or other health care provider that has provided treatment or services to me or on my behalf and to my agent and the committee which I have chosen to determine my disability, incompetency or incapacity.

I understand that the information used or disclosed may be subject to re-disclosure by the person or class of persons receiving it and would then no longer be protected by federal privacy regulations.

ITEM IV
NOMINATION OF AGENT AS GUARDIAN AND CONSERVATOR

In the event court proceedings for a guardian, conservator, curator or other fiduciary for my person and/or property are commenced hereafter, I hereby nominate my agent appointed hereunder (including any successor) to serve as guardian, conservator, curator and/or other fiduciary for my person and/or property. This nomination should be viewed as my expression of nomination for such fiduciary and not as a mandate for such proceedings or as a limitation of any powers granted to my agent hereunder.

ITEM V
REVOCAION AND REMOVAL

I hereby expressly revoke any power of attorney heretofore given covering the authority and powers herein granted, without prejudice, however, to anything lawfully done or caused to be done under any power of attorney heretofore given, and I hereby ratify and confirm all previous acts of my agent with the same force as if such acts had been done after the execution and delivery of this Power of Attorney.

By execution of this Power of Attorney I do not intend to revoke any power I may have granted by execution of an appointment of Health Care Proxy pursuant to Ala. Code 1975 § 22-8A-4.

I may at any time revoke this Power of Attorney, but it shall be deemed to be in full force and effect as to all persons, institutions and organizations which shall act in reliance thereon prior to the receipt of written revocation thereof signed by me and prior to receipt of actual notice of my death.

ITEM VI
GOVERNING LAW

This Power of Attorney shall be governed by the laws of the State of Alabama.

ITEM VII
RELIANCE ON THIS POWER OF ATTORNEY

In accordance with Ala. Code 1975, § 26-1A-106, reproductions of this executed original (with reproduced signatures and the certificate of acknowledgment), whether photocopies or

electronically transmitted copies, shall be deemed to be original counterparts of this Power of Attorney. Any person may rely upon the validity of this Power of Attorney and such copies unless that person knows the document has terminated or is invalid.

ITEM VIII
DURABILITY PROVISION

This Power of Attorney expressly shall not be revoked by my disability, incompetency or incapacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on March 07, 2024.

Regina Kim Alexander
REGINA KIM ALEXANDER

STATE OF ALABAMA)
SHELBY COUNTY)

I, Jemison Tanna Tillman, the undersigned authority, a Notary Public in and for said County and State, hereby certify that REGINA KIM ALEXANDER, whose name is signed to the foregoing Power of Attorney, and who is known to me, personally appeared before me this day and acknowledged before me on this day that, being informed of the contents of the Power of Attorney, she executed the same voluntarily on the day the same bears date.



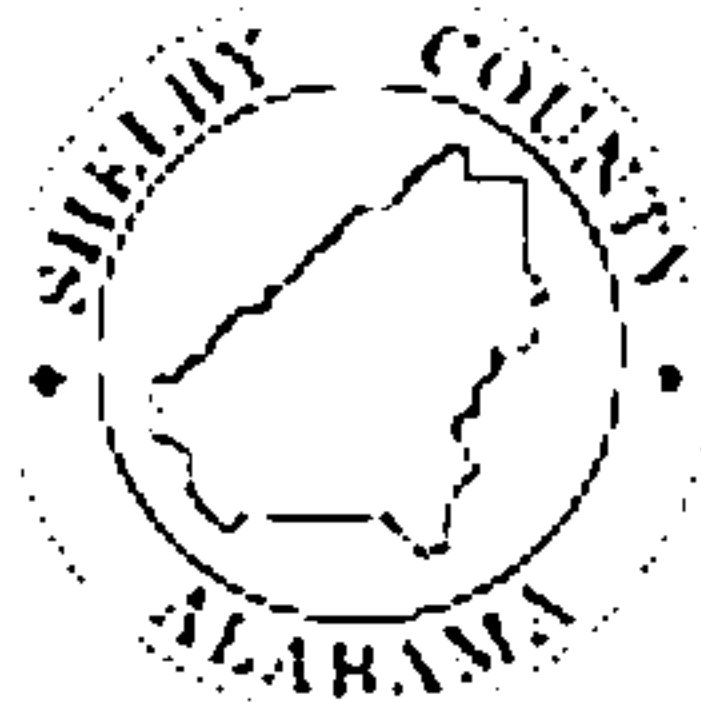
Jemison Tanna Tillman
Notary Public
My Commission Expires: 08/20/24
Address: 2212 Lynngate Drive
Hoover, AL, Alabama 35216

Jessie Johnson
Unofficial Witness

Dedrick Johnson
Unofficial Witness

Jessie Johnson
(print name)

Dedrick Johnson
(print name)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2024 11:49:11 AM
\$71.00 BRITTANI
20240315000072190

Alli S. Beyl