

Record and Return by Mail to:  
Wells Fargo Bank, N.A.  
FINAL DOCS N9408-041  
2701 WELLS FARGO WAY  
MINNEAPOLIS, MN 55467

20240418000112820  
04/18/2024 11:11:00 AM  
POA 1/5

**REAL PROPERTY AND MANUFACTURED  
HOME LIMITED POWER OF ATTORNEY**

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at 3004 Highway 42, Calera, AL 35040-5456.

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

New or Used:	Used
Year:	2019
Manufacturer's Name:	CMH
Model Name or Model Number:	CMH 27FRE32603AH20
Length x Width:	60 x 30
Serial Number:	NO2027112TNA NO2027112TNB

permanently affixed to the real property located at 3004 Highway 42, Calera, AL 35040-5456 ("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, Wells Fargo Bank, N.A., ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated February 14, 2022 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lien holder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of

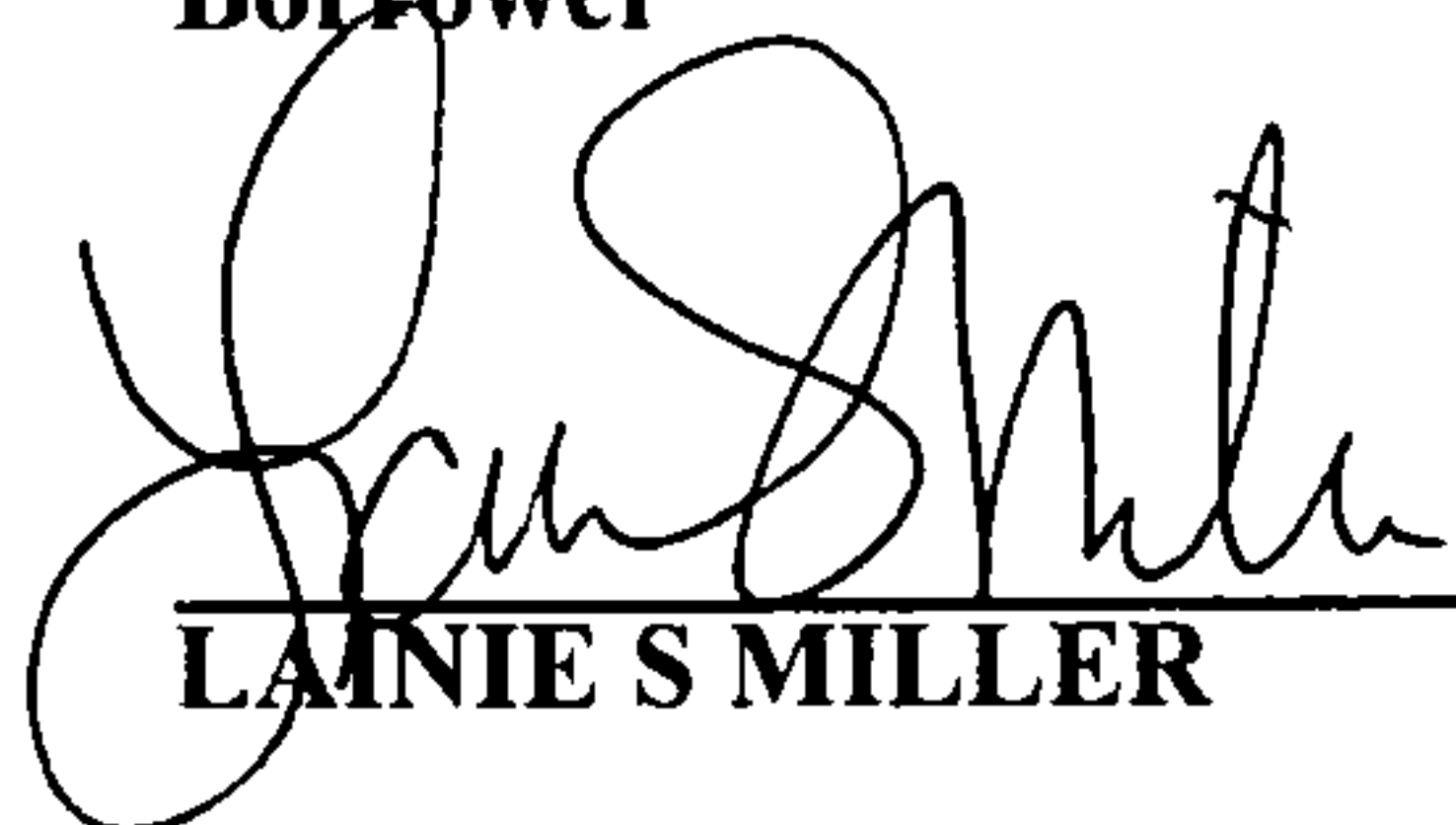


money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

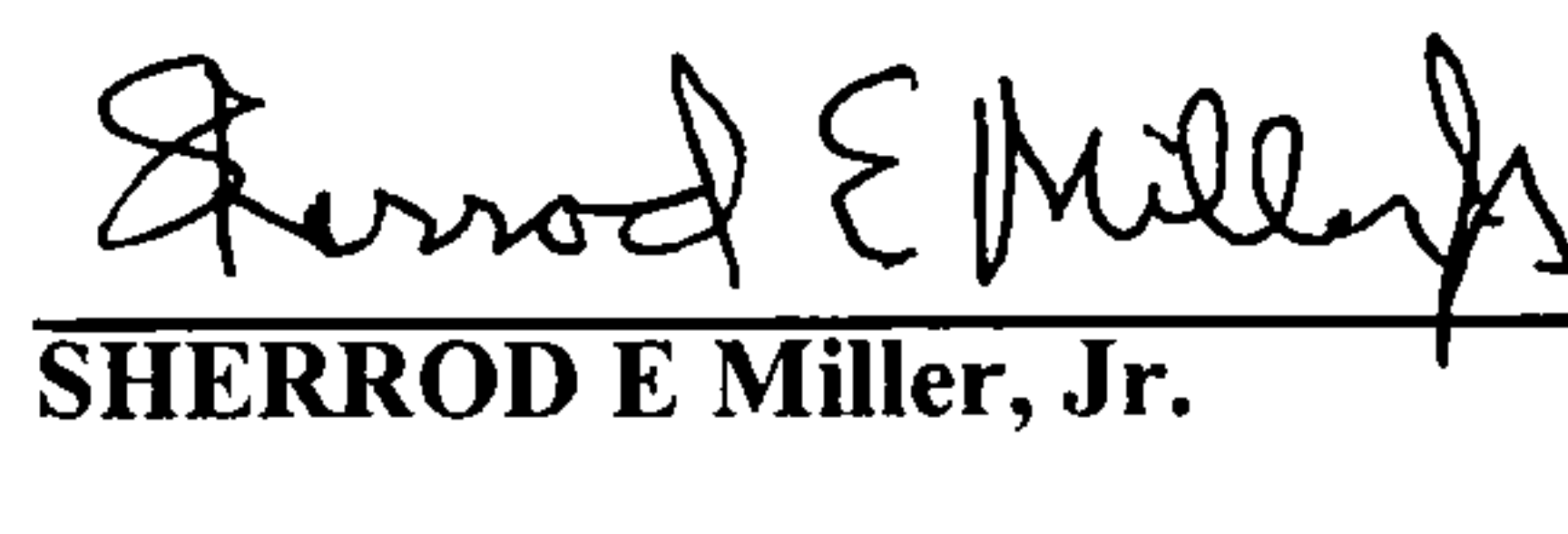
To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

Witness my hand and seal this 9th day of April, 2024.

**Borrower**

  
**LAINIE S MILLER**

4/9/24  
**Date**  
*Seal*

  
**SHERROD E Miller, Jr.**

4/9/24  
**Date**  
*Seal*



**Acknowledgment**

State of Alabama

County of Shelby

I, Emmanuel A. Reese, a notary public, hereby certify that

LAINIE S MILLER AND SHERROD E MILLER, JR

whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand April 9, 2024

Emmanuel A. Reese  
Notary Public

My commission expires:

6/18/24

Emmanuel A. Reese  
Notary Public  
Alabama State at Large  
Comm. Exp. 06/18/24



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The legal description of the Property Address ("Land") is typed below or please see attached legal description:  
SEE ATTACHED LEGAL DESCRIPTION





Order No.: 29724247

**LEGAL DESCRIPTION**

The following described property:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA.

BEGIN AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 00° 00' 00"E, A DISTANCE OF 258.41 FEET; THENCE S 84° 55' 17"E, A DISTANCE OF 12.29 FEET; THENCE N 67° 12' 34" E, A DISTANCE OF 10.47 FEET; THENCE S 65° 32' 06"E. A DISTANCE OF 75.67 FEET; THENCE N 30° 23' 45" E, A DISTANCE OF 21.36 FEET; THENCE N 73° 29' 30"E, A DISTANCE OF 38.08 FEET; THENCE N 54° 27' 51"E, A DISTANCE OF 48.98 FEET; THENCE N 64° 07' 24"E. A DISTANCE OF 19.73 FEET; THENCE N 57° 06' 16" E, A DISTANCE OF 49.98 FEET; THENCE N 49° 35' 41" E, A DISTANCE OF 20.18 FEET; THENCE N 70° 56' 41" E, A DISTANCE OF 70.52 FEET; THENCE S 84° 21' 27" E, A DISTANCE OF 15.95 FEET; THENCE N 84° 25' 28"E, A DISTANCE OF 23.93 FEET; THENCE N 83° 15' 09"E, A DISTANCE OF 28.38 FEET; THENCE N 86° 15' 37" E, A DISTANCE OF 137.99 FEET; THENCE N 27° 22' 55"E, A DISTANCE OF 19.06 FEET; THENCE N 32° 13' 57"E, A DISTANCE OF 21.50 FEET; THENCE N 22° 25' 14" W. A DISTANCE OF 16.31 FEET TO THE SOUTHWESTERLY ROW LINE OF SHELBY COUNTY HIGHWAY 42 AND BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 868.08, A CENTRAL ANGLE OF 15° 04' 47" AND SUBTENDED BY A CHORD WHICH BEARS N 55 DEGREES 38' 06" W, AND A CHORD DISTANCE OF 180.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID ROW LINE A DISTANCE OF 180.60 FEET; THENCE N 89° 19' 41" W, A DISTANCE OF 380.42 FEET TO THE POINT OF BEGINNING.

ACCORDING TO THAT CERTAIN SURVEY BY RODNEY SHIFLETT, AL REG. NO. 21784 DATED OCTOBER 26, 2016

SOURCE OF TITLE: DEED, INSTRUMENT # 20200917000416810

Assessor's Parcel No: 28-1-12-0-000-002.003



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/18/2024 11:11:00 AM  
\$34.00 PAYGE  
20240418000112820

*Allen S. Beryl*