



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2024 08:41:24 AM
\$22.00 PAYGE
20240628000194180

Allie S. Byrd

STATE OF ALABAMA
COUNTY OF SHELBY

Purchase Price: \$435,000
Loan Amount: \$310,000
Rate: 7.624% Term: 360

DURABLE SPECIAL POWER OF ATTORNEY

I, William Owen Watkins, as principal (hereinafter referred to as "Principal"), do hereby appoint Owen Kahn Watkins my true and lawful Attorney-in-Fact (hereinafter referred to as "Agent"), for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including but not limited to the Closing Settlement Statement, Note, Mortgage (Mortgage is payable to Assurance Financial Group, LLC and MERS, Inc.), Riders, and any other forms required by the Lender, the Title Company and/or the Closing Attorney necessary to complete the purchase of the property located at 161 Sunset Lake Drive, Chelsea, AL 35043 and more particularly described as follows, to-wit:

Lot 45, according to the Final Plat of Sunset Lake, Phase 1, as recorded in Map Book 29, page 68 in the Probate Office of Shelby County, Alabama.

On such terms and conditions as my Agent may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

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

This Power of Attorney shall become effective upon its execution and shall terminate one hundred eighty (180) days thereafter.

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

Executed this 10th day of June, 2024.

William Owen Watkins
William Owen Watkins

STATE OF NJ
COUNTY OF CAPE MAY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Owen Watkins, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Durable Special Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2024.



Andre Parylak
Notary Public

ANDRE PARYLAK
Notary Public, State of New Jersey
Comm. # 50212106
My Commission Expires 07/18/2028

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243