

AFFIDAVIT REGARDING POWER OF ATTORNEY

I, David Hicks, do under oath depose and say that I am the attorney in fact or agent named in a Power of Attorney dated June 4, 2024 executed by my principal Ann B. Schowalter, and filed or recorded with the County of Shelby Registry

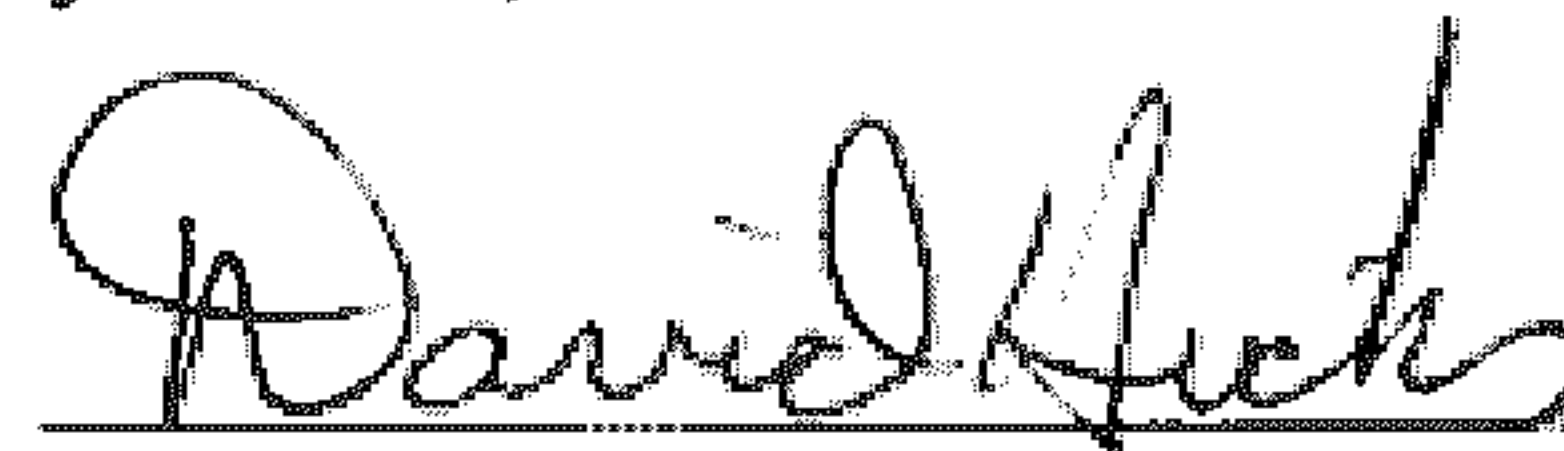
- ☐ as Document ___ and noted on Certificate of Title _____
☐ in Book ___ Page ____
☒ Herewith

and that at the time of the execution, pursuant to said Power of Attorney, of an instrument dated _____, 20___ and filed or recorded with said Registry

- ☐ as Document ___ and noted on Certificate of Title ____
☐ in Book ___ Page ____
☒ herewith

I did not have actual knowledge of any revocation or of any termination of said Power of Attorney by death, mental illness or other disability.

Signed under the penalties of perjury this 28th day of June, 2024.

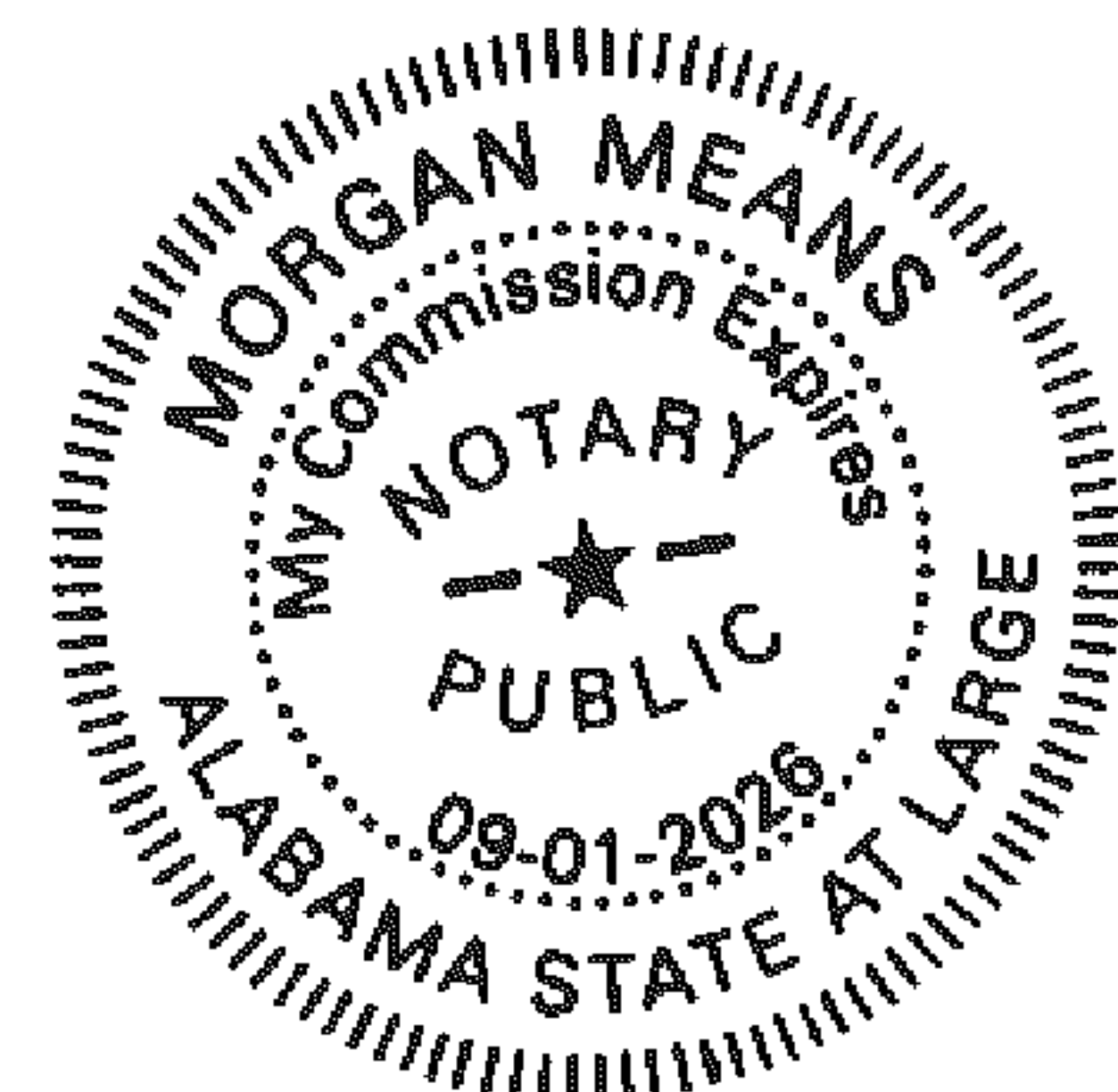

David Hicks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that David Hicks whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.


Notary Public
My Commission Expires: 9-1-24



File # 2024-914

Tax ID # 285162002023000

LIMITED POWER OF ATTORNEY

I, **Ann Bernadette Schowalter**, appoint **David Hicks** as my agent (attorney-in-fact) to act for me in any lawful way with respect to a Contract of Sale dated **June 4, 2024**, along with all addenda thereto, regardless of date, and to authorize acceptance of settlement figures (including authorization of expenses and credits to Buyer) and agreement to other terms of the Contract, which provides for the sale of real property (the "premises") known as:

164 Camden Lake Drive, Calera, AL 35040

Without in any way limiting the generality of the foregoing, my agent is authorized hereunder to sign, seal and deliver the following and any amendments, modifications and renewals thereof:

Deed or other instrument of conveyance, addendums to contract, occupancy agreements, affidavits of ownership, 1099S or other IRS required documents.

This power of attorney will continue to be effective if I become disabled, incapacitated, or incompetent.

Any third party who receives a copy of this document may act under it. I agree to indemnify any third party for any claims that arise against the third party because of reliance on this power of attorney.

I may revoke this power of attorney by a written document that expressly indicates my intent to revoke. Revocation of this power of attorney is not effective as to a third party until the third party learns of the revocation.

Signed this June 23, 2024

Ann Bernadette Schowalter
Ann Bernadette Schowalter

STATE OF ALABAMA
COUNTY OF JEFFERSON

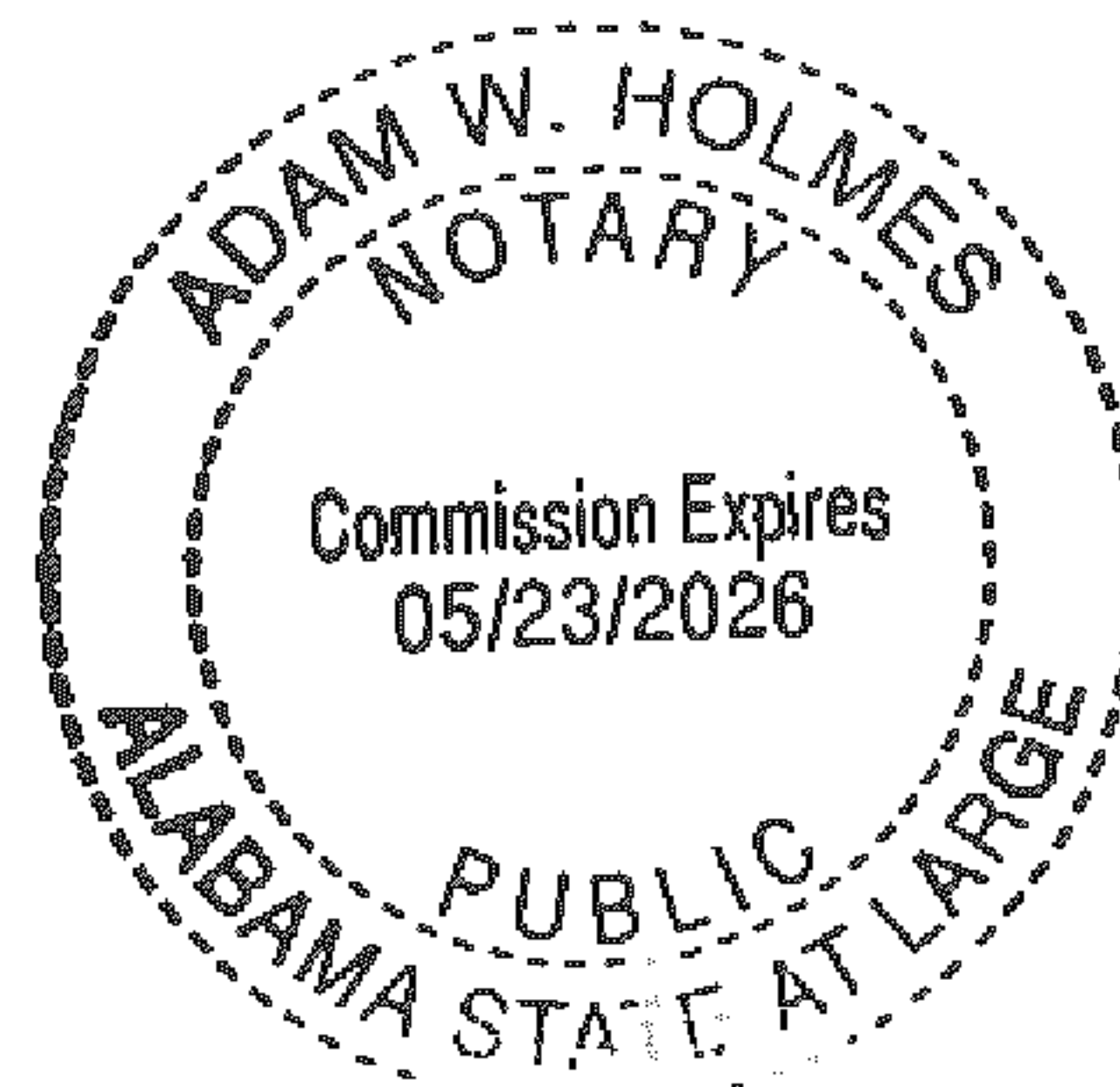
I, the undersigned Notary Public in and for said County and State, hereby certify that Ann Bernadette Schowalter whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2024.

Adam W. Holmes

Notary Public

My Commission Expires: 05-23, 2026



This Instrument Prepared By:

**Hero Title Company
Morgan B. Means, Esq.
2301 Grand Avenue
Suite 101
Hoover, AL 35226**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 12:16:39 PM
\$28.00 BRITTANI
20240703000202250

Alli S. Beal