

### SELLER POA NON-REVOCATION AFFIDAVIT

20240814000253750

STATE OF ALABAMA  
COUNTY OF SHELBY

08/14/2024 10:40:01 AM

AFFID 1/2

Before me, the undersigned authority, personally appeared **Ellen Alexiou** 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 Ellen Alexiou. I am over 19 years of age and presently Attorney in Fact under Durable Power of Attorney for Joan M. Wandrisco, dated October 16, 2013.
2. I have signed documents in connection with a sale of property, and in particular a Warranty Deed, as well as other related documents, executed under my capacity as Agent and Attorney in Fact under the power of Attorney for the property with a mailing address of 133 Palm Dr, Alabaster, AL 35007, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Joan M. Wandrisco prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Joan M. Wandrisco has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect. He/she/they is/are aware of my executing the closing documents and especially the Warranty Deed as well as other closing documents.

After acknowledgment of the above statements, I/We, affiant(s), 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, SouthPoint Bank, Stewart Title Guaranty Company, 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 9<sup>th</sup> day of August, 2024.

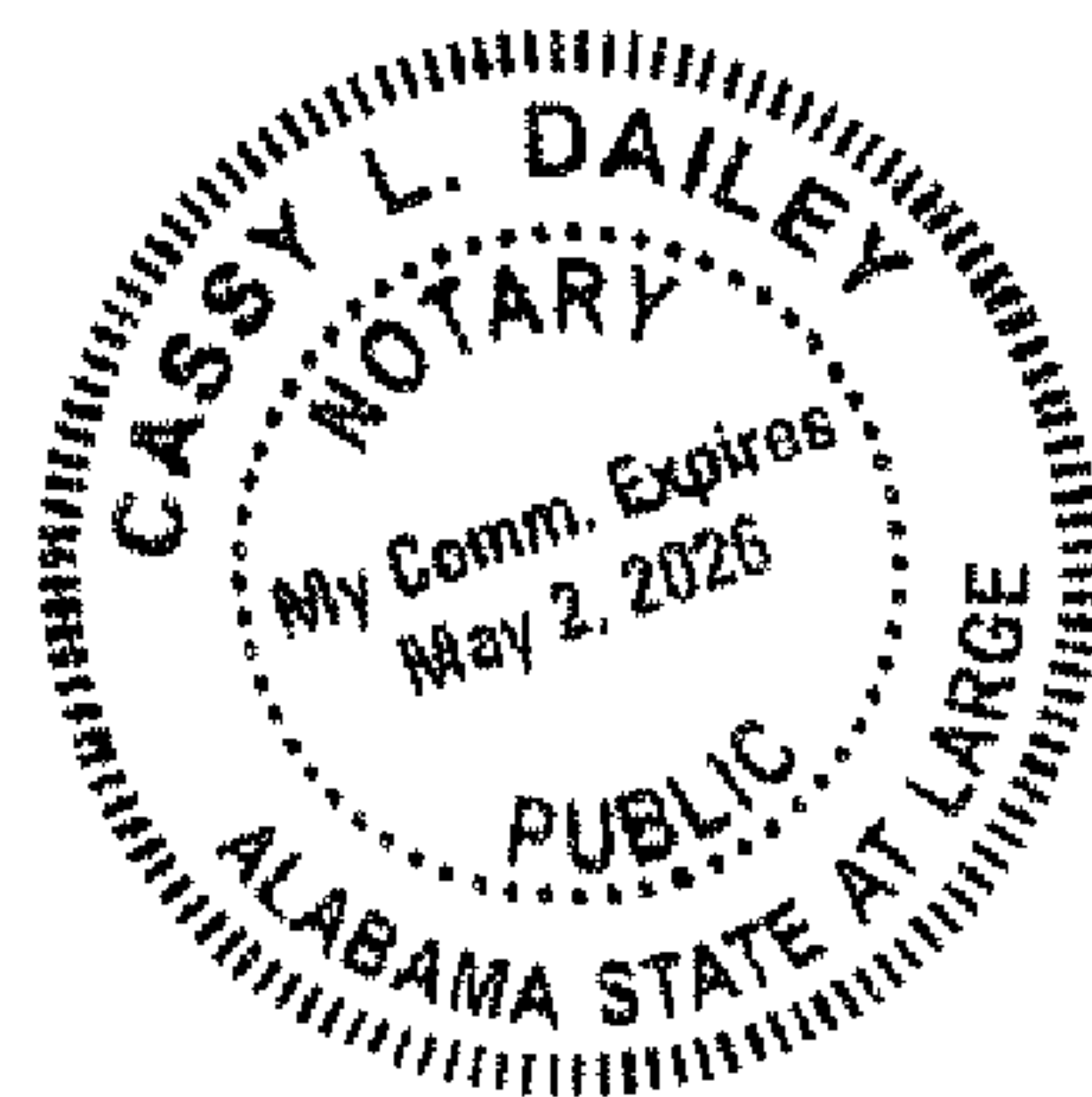
Ellen Alexiou  
Ellen Alexiou

8/9/2024  
Date

State of Alabama  
County of Shelby

Sworn to and subscribed before me on the 9<sup>th</sup> day of August, 2024, by Ellen Alexiou.

(Seal)



Cassy L. Dailey  
Notary Public

Instrument Prepared By:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

**EXHIBIT A**

Property 1:

Lot 43, according to the Survey of Oakwood Village Phase One, as recorded Map Book 19, Page 163, 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  
08/14/2024 10:40:01 AM  
\$25.00 PAYGE  
20240814000253750

*Allie S. Beyl*