

Property Address: 198 W Trestle Way, Helena, AL 35080,

## BUYER/BORROWER POA NON-REVOCATION AFFIDAVIT

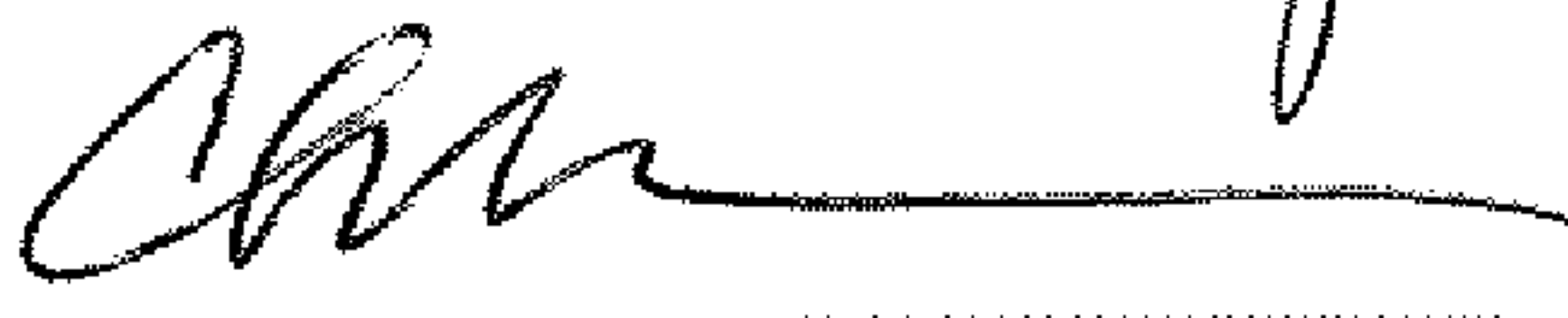
STATE OF ALABAMA  
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Christopher Stephen Musser** 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 Christopher Stephen Musser. I am over 19 years of age and presently Attorney in Fact under that certain Durable Power of Attorney for Amy Marvine Musser, dated September 6, 2024.
2. I have signed documents in connection with a purchase/mortgage of property, and in particular a Note/Mortgage, as well as other related documents, executed under my capacity as Agent and Attorney in Fact under the power of Attorney for the property described above and in **Exhibit A** attached hereto.
3. I have had contact with Amy Marvine Musser prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Amy Marvine Musser has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect. He/she is/are aware of my executing the closing documents and especially the Note/Mortgage as well as other closing documents.

After acknowledgment of the above statements, I/We, the undersigned, 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, Westfield Bank FSB, Fidelity National Title Insurance 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 11 day of Sept, 2024

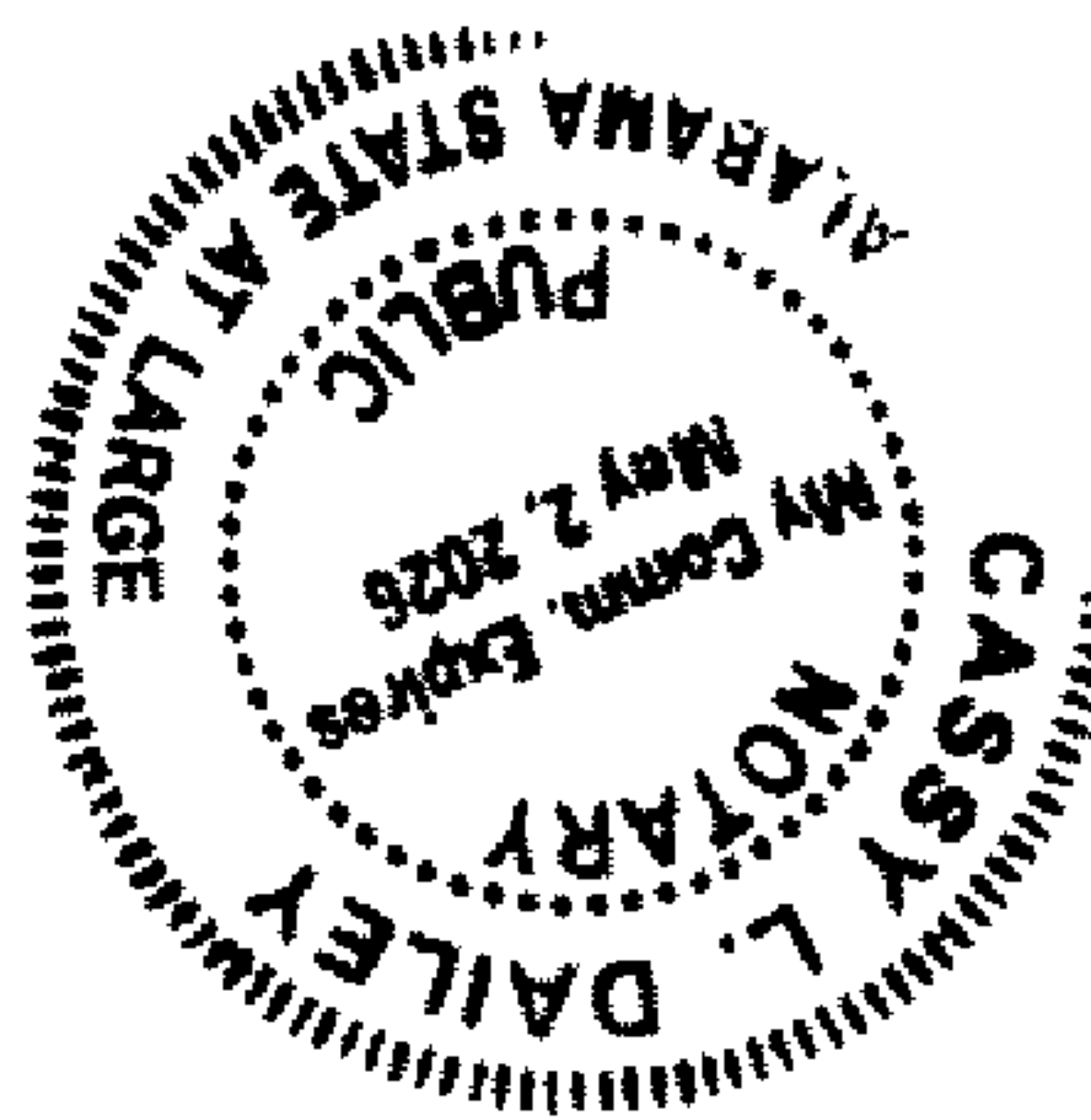
  
Christopher Stephen Musser

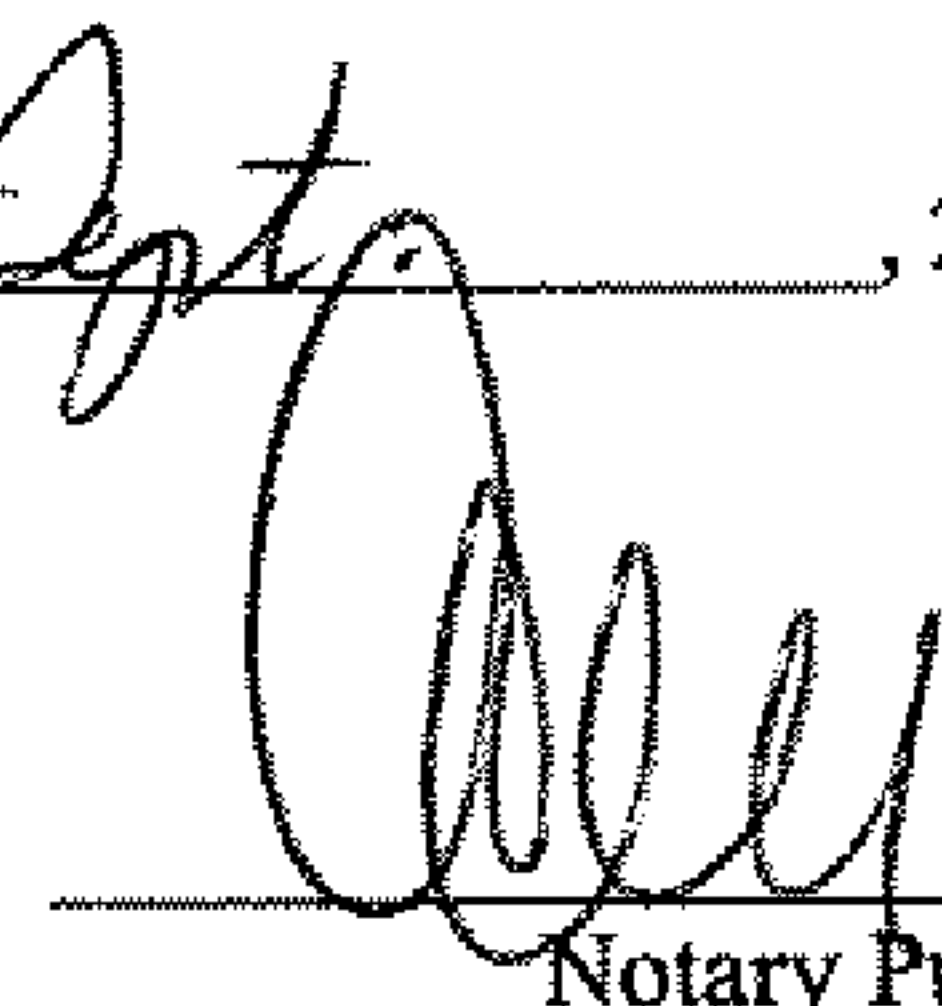
Sept 11, 2024  
Date

State of AL  
County of Shelby

Sworn to and subscribed before me on the 11 day of Sept, 2024, by **Christopher Stephen Musser**.

(Seal)



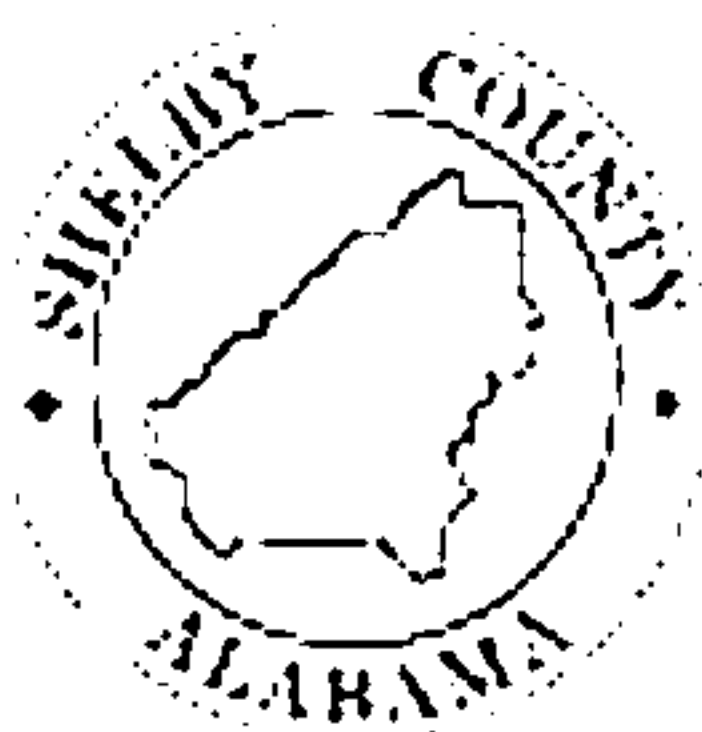
  
Notary Public 05/02/2026



## EXHIBIT A

Property 1:

Lot 824, according to the Survey of Final Plat Sheet 1, Riverwoods Eighth Sector - Phase 1, as recorded in Map Book 43, Pages 28-A and 28-B, 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  
09/17/2024 01:41:14 PM  
\$25.00 JOANN  
20240917000290330  
Exhibit A

*Allen S. Bayl*