

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Christopher Brian Manuel** 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 Brian Manuel. I am over 19 years of age and presently Attorney in Fact under Durable Power of Attorney for Katie Cyr Manuel, dated December 27, 2024.
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 **126 Cambridge Pointe Circle, Alabaster, AL 35007**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Katie Cyr Manuel prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Katie Cyr Manuel has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, United Wholesale Mortgage, LLC, 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 30 day of December, 2024.

Brian
Christopher Brian Manuel

12/30/2024
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 30 day of December, 2024, by **Christopher Brian Manuel**.

(Seal)

[Signature]
Notary Public 05/02/2026

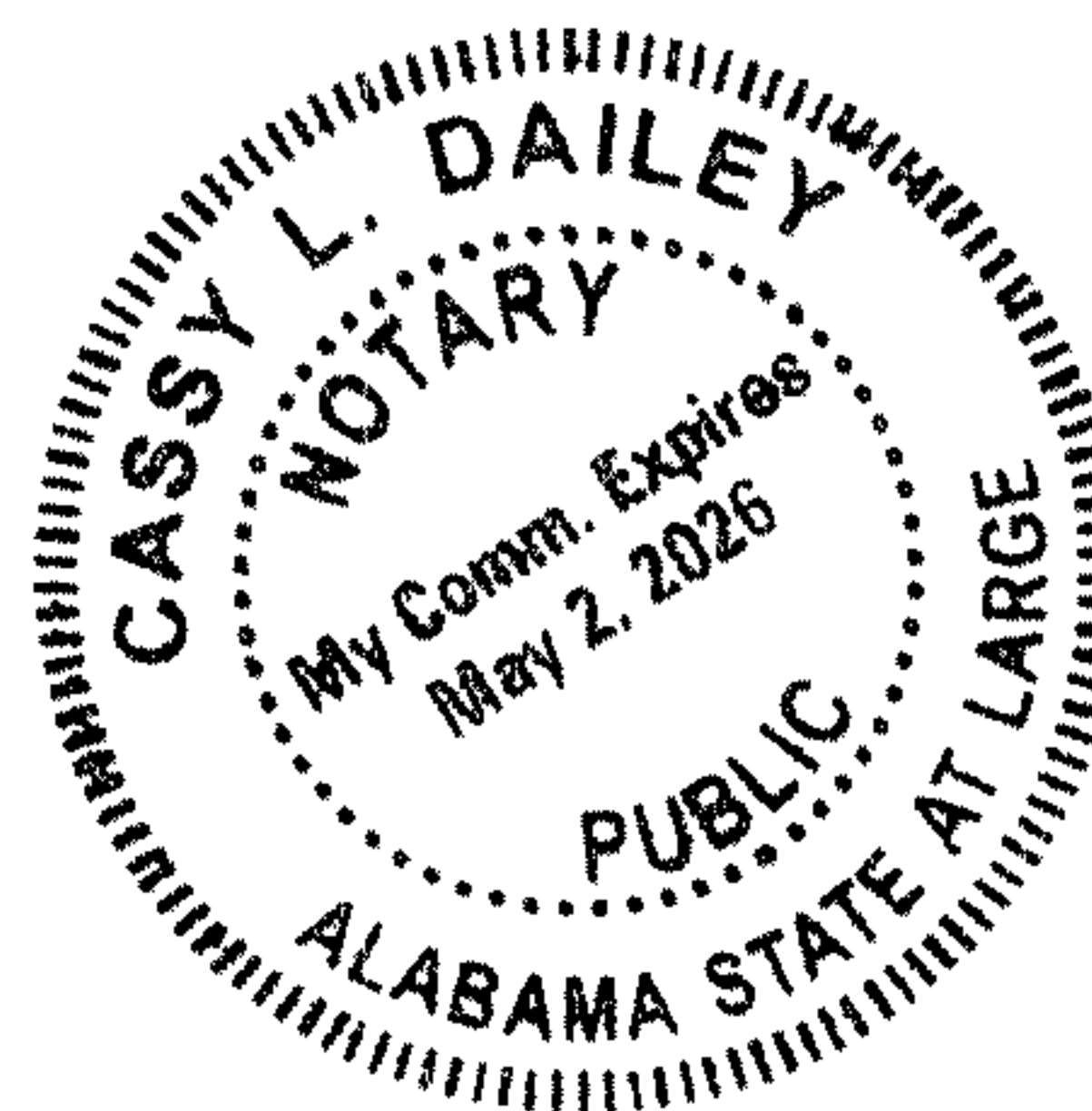
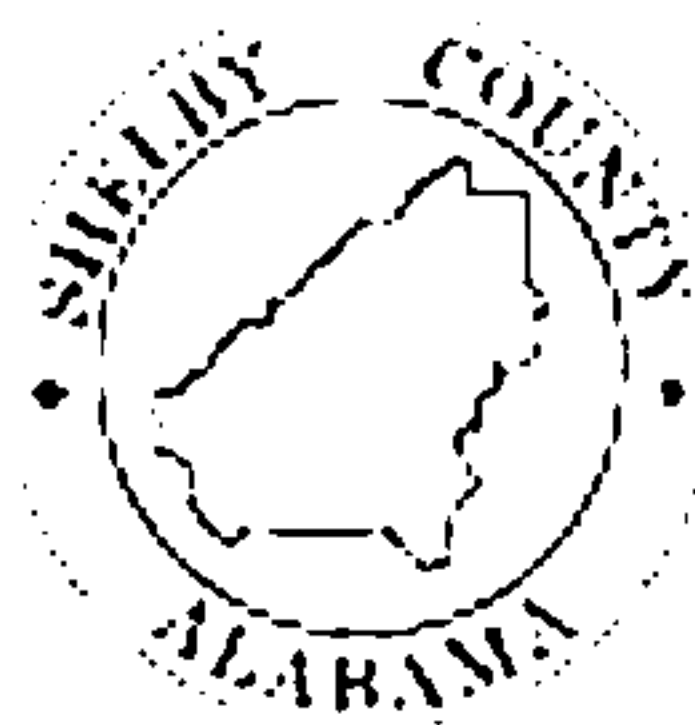


EXHIBIT A

Property 1:

Lot 21, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59, in the Office of the Judge of Probate of Shelby County Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2025 09:42:07 AM
\$25.00 BRITTANI
20250109000009740

Brittani S. Bayl