

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF
POWER OF ATTORNEY AND AGENT'S AUTHORITY**

STATE OF ALABAMA, COUNTY OF Sneley

I, **Tami Akin**, certify under penalty of perjury that Scott G. Akin granted me authority as an agent or successor agent in a power of attorney dated January 22, 2025.

I further certify that to my knowledge:

1. the Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;
2. if the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred;
3. if I was named as a successor agent, the prior agent is no longer able or willing to serve; and
4. (Insert other relevant statements)

N/A

SIGNATURE AND ACKNOWLEDGMENT


Tami Akin (Agent's Signature)

Date: February 3, 2025


2114 Longleaf Trail
(Agent's Address)
Vestavia, AL
35243

205-903-1516
(Agent's Telephone No.)

STATE OF ALABAMA

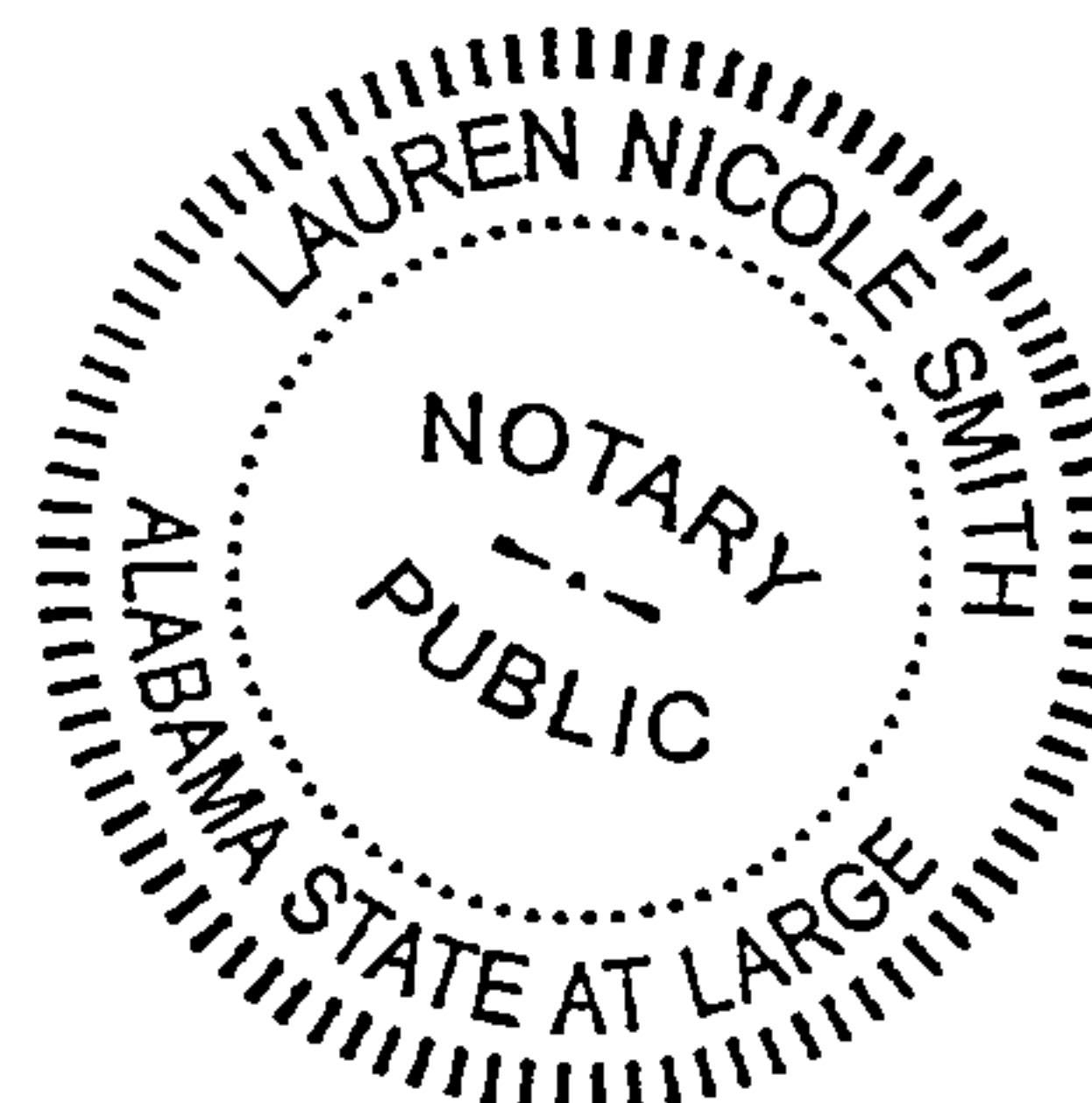
COUNTY OF JEFFERSON

Signed and sworn to before me the 3rd of February, 2025.


Notary Public

Affix stamp/seal:

MY COMMISSION EXPIRES:
02/09/2028



SPECIAL DURABLE POWER OF ATTORNEY

(Sell & Convey)

KNOW ALL MEN BY THESE PRESENTS: That I, Scott G. Akin of Jefferson, AL (County, State), do hereby make, constitute and appoint Tami Akin of Jefferson, AL (County, State), my true and lawful attorney, for me and in my name, place and stead, giving and granting unto my said Attorney-in-Fact full power and authority to do and perform the following specific acts with regards to the following property:

See Attached Exhibit A

I authorize my said Attorney-in-Fact, for me, in my name, place and stead, to sell and convey the above real property, and to execute, acknowledge and deliver in my name, all papers, deeds and certificates of any kind and character necessary to convey the same for whatever consideration or considerations my said Attorney-in-Fact may deem sufficient.

I hereby expressly declare that this Special Durable Power of Attorney granted by me shall be non-delegable.

This Durable Power of Attorney shall not be affected by disability of the principal (me) except as provided by statute. All acts done by my Attorney-in-Fact pursuant to the power conferred herein during any period in which I am disabled or incompetent shall have the same effect, inure to the same benefit, and bind me or my heirs, devisees, and personal representatives, as if I was competent and not disabled.

I further declare that the rights, power and authority of said Attorney-in-Fact to exercise any and all of the rights and powers described above shall take effect immediately and such rights, power and authority shall remain in full force and effect hereafter until revoked and terminated by me, notwithstanding a later disability or incapacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of January, 2025

Scott G. Akin

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 29 day of January, 2025, by Scott G. Akin, who is/are personally known to me or who has/have produced driver license(s) as identification.

Rebecca Jane Bellsnyder
Notary Public Signature
Printed Name: Rebecca Jane Bellsnyder

My Commission Expires: 04/08/25
(SEAL)

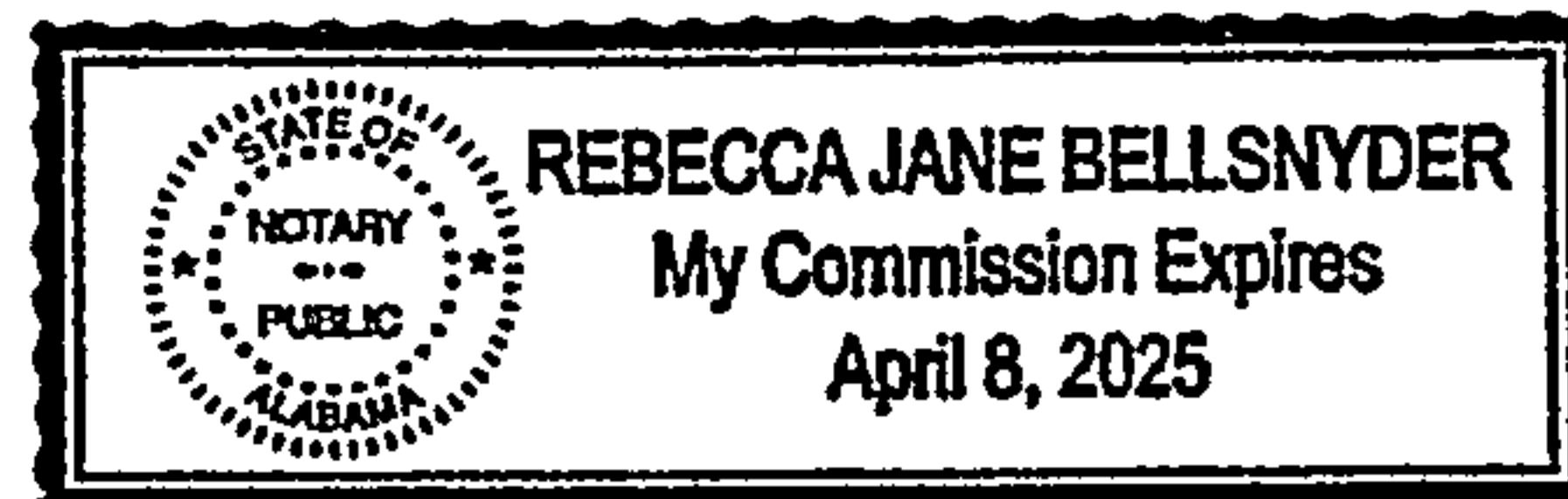


Exhibit A

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Unit 44, Building 12, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, Ninth amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, 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
02/04/2025 09:54:07 AM
\$28.00 JOANN
20250204000033660

Allen S. Bayl