

Property Address: 101 Wixford Way, Alabaster, AL 35007,

BUYER/BORROWER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Rose M Reedy** 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 Rose M Reedy. I am over 19 years of age and presently Attorney in Fact under that certain Durable Power of Attorney for Bryan Reedy, dated January 17, 2025.
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 Bryan Reedy prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Bryan Reedy has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect.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, 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, Wells Fargo Bank, N.A., 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 7th day of February, 2025

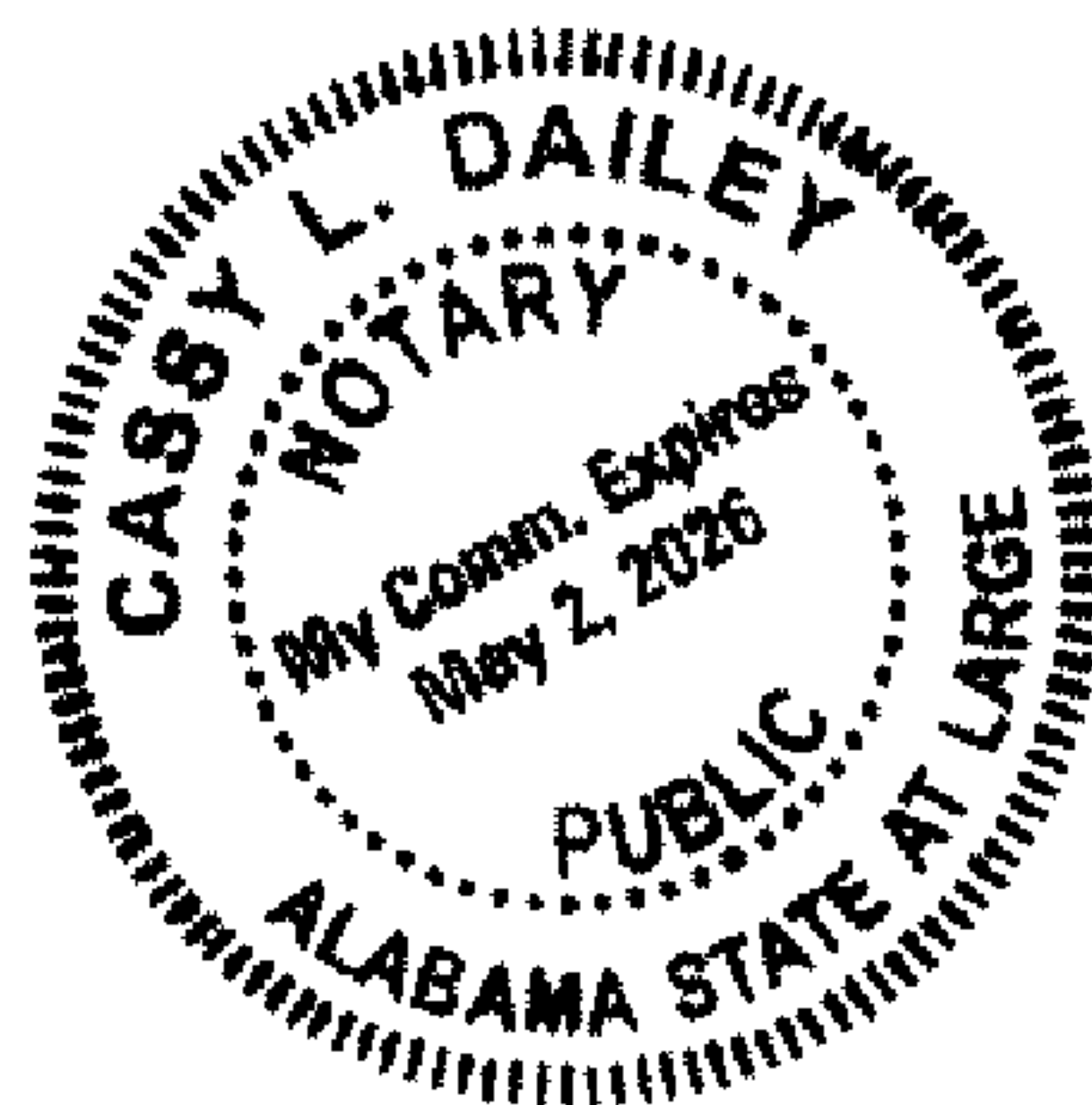
Rose M. Reedy
Rose M Reedy

27-25
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 7th day of February, 2025, by **Rose M Reedy**

(Seal)



Cassy L. Dailey
Notary Public

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

EXHIBIT A

Property 1:

Lot 354, according to the Survey of Weatherly, Wixford Moor, Sector 24, as recorded in Map Book 20, Page 144, 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
02/21/2025 02:52:41 PM
\$25.00 JOANN
20250221000052490

Allen S. Bayal