

SELLER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared 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 Marie Guess. I am of legal age and presently Attorney in Fact under that certain Power of Attorney for Ely Beverly Guess, III, dated February 11th, 2021.
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 Paddington Station, Alabaster, AL 35114**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Ely Beverly Guess, III prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Ely Beverly Guess, III has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, LoanDepot.com, LLC, 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 28 day of March, 2025.

Marie Guess

Marie Guess

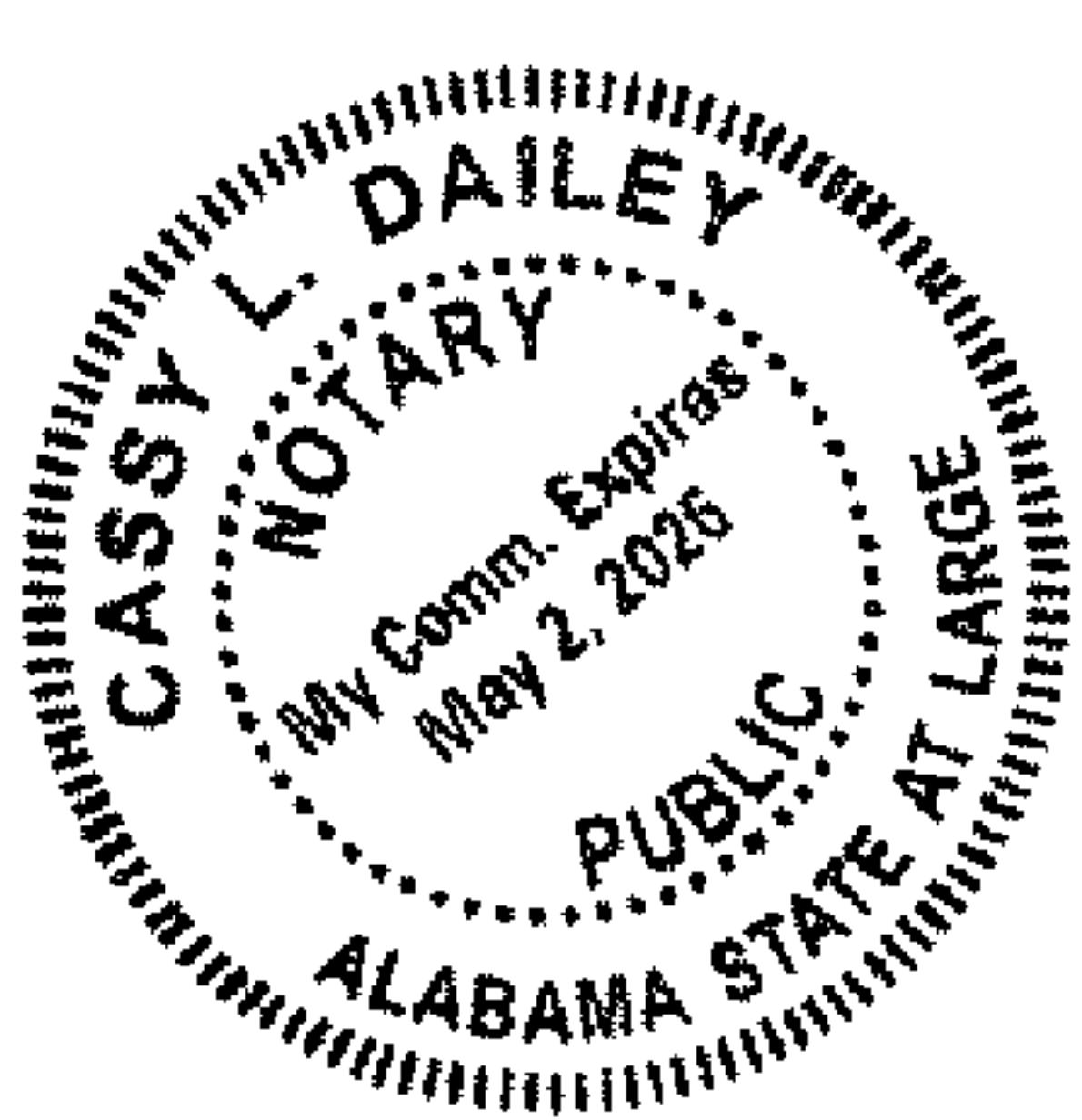
03/28/2025

Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 28 day of March, 2025, by .

(Seal)



Cassie
Notary Public

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

EXHIBIT A

Property 1:

Lot 479, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 7, as recorded in Map Book 31, Page 147, 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
04/10/2025 02:30:23 PM
\$25.00 JOANN
20250410000107180**

Allie S. Boyd

Exhibit A