

Property Address: 136 Roy Ct., Helena, AL 35080-3955.

BUYER/BORROWER 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 Emily Penberthy. I am of legal age and presently Attorney in Fact under that certain Power of Attorney for Charles Berkley Edwards, Jr., dated April 4th, 2025.
2. I have signed documents in connection with a purchase/mortgage of property, and in particular a Note/Mortgage/Deed of Trust, 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 Charles Berkley Edwards, Jr. prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Charles Berkley Edwards, Jr. has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect.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, Canopy Mortgage, LLC, First American 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 April, 2025.

4-7-2025

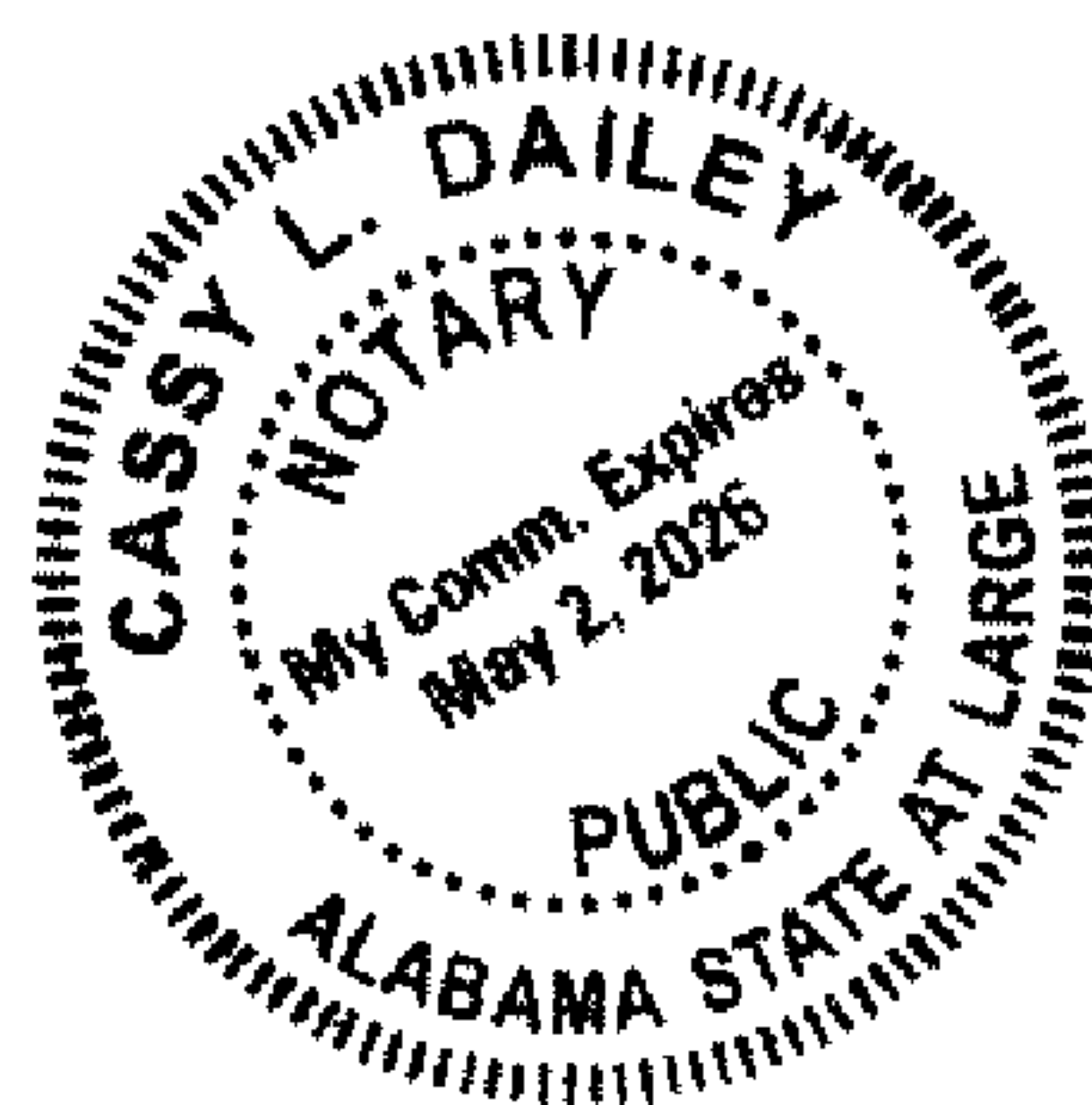
Emily Penberthy
Emily Penberthy

Date

State of AL
County of Shelby

Sworn to and subscribed before me on the 7th day of April, 2025, by **Emily Penberthy**.

(Seal)



Cassy Dailey
Notary Public
☒ Physical Presence
☐ Online Notarization

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

EXHIBIT A

Property 1:

Lot 22, according to the survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 01:29:48 PM
\$25.00 JOANN
20250423000120690

Allen S. Boyd