

SELLER POA NON-REVOCATION AFFIDAVIT

1/2

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, personally appeared **Hulda LouAnn Hasenkamp** 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 **Hulda LouAnn Hasenkamp**. I am of legal age and presently Attorney in Fact under that certain Power of Attorney for **DeWayne Hasenkamp**, dated May 14, 2025.
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 **360 South River Drive, Shelby, AL 35143**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with **DeWayne Hasenkamp** prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, **DeWayne Hasenkamp** has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, , 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.

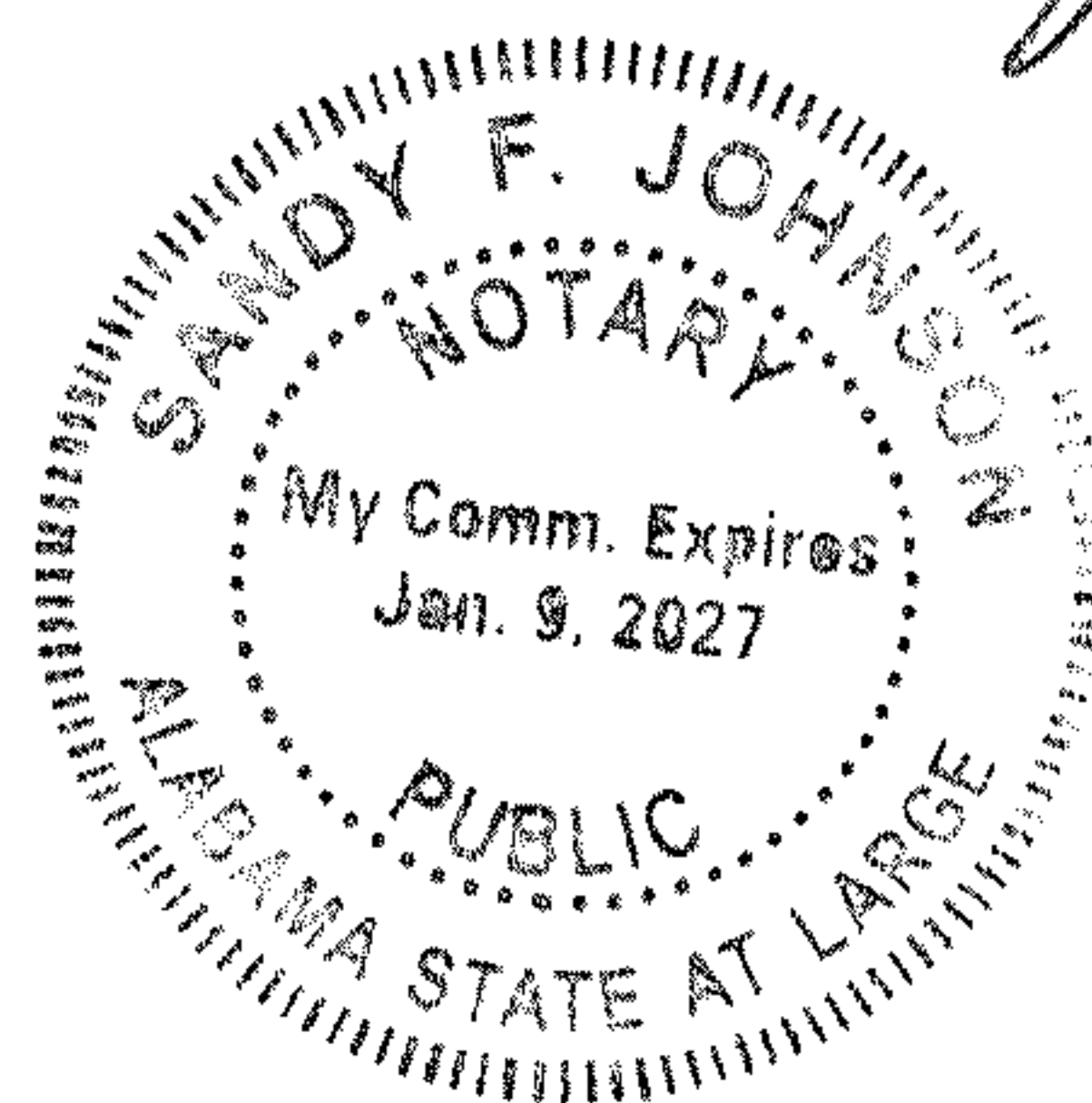
Executed this 13 day of June, 2025.

Hulda LouAnn Hasenkamp 06/13/2025
Hulda LouAnn Hasenkamp Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 13 day of June, 2025, by **Hulda LouAnn Hasenkamp**.

(Seal)



[Signature]
Notary Public

☒ Physical Presence
☐ Online Notarization

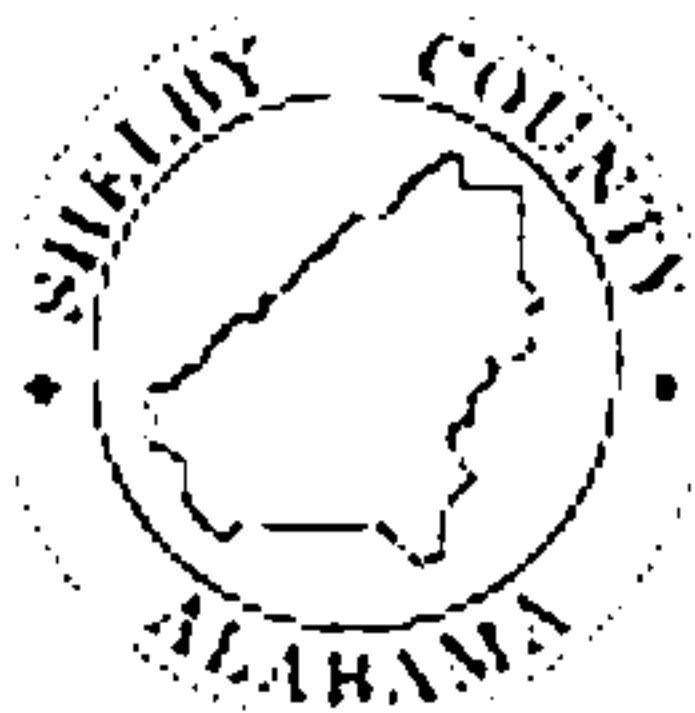
This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

EXHIBIT A

Property 1:

LOT 65, LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, LESS AND EXCEPT A PART OF LOT 65, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERNMOST CORNER OF SAID LOT 65 AND RUN SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT 65 FOR 23.86 FEET; THENCE TURN 93 DEGREES 52 MINUTES 17 SECONDS RIGHT AND RUN SOUTHWESTERLY FOR 115.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 65; THENCE TURN 168 DEGREES 08 MINUTES 58 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG SAID LOT LINE FOR 115.93 FEET TO THE POINT OF BEGINNING.

ALSO; A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 65 ACCORDING TO THE SURVEY OF LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RUN NORTHWESTERLY ALONG AN EXTENSION OF THE SOUTHWEST LINE OF SAID LOT 65 FOR 20.83 FEET; THENCE TURN 102 DEGREES 07 MINUTES 59 SECONDS RIGHT AND RUN NORTHEASTERLY FOR 101.45 FEET; THENCE TURN 168 DEGREES 08 MINUTES 58 SECONDS RIGHT AND RUN SOUTHERLY FOR 99.18 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2025 11:39:15 AM
\$25.00 KELSEY
20250617000184960

Allen S. Bayal