

BUYER/BORROWER POA NON-REVOCATION AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY


Before me, the undersigned authority, personally appeared **Lennie Young** 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 Lennie Young. I am of legal age and presently Attorney in Fact under that certain Power of Attorney for Theodis Young Jr, dated January 29, 2024.
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 Theodis Young Jr prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Theodis Young Jr has/have NOT rescinded his/her Power of Attorney described above, and it is still in full force and effect.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, 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, Newrez, 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.

*Theodis Young Jr. is one and the same person as Theodis Young.

Executed this 1st day of July, 2025.

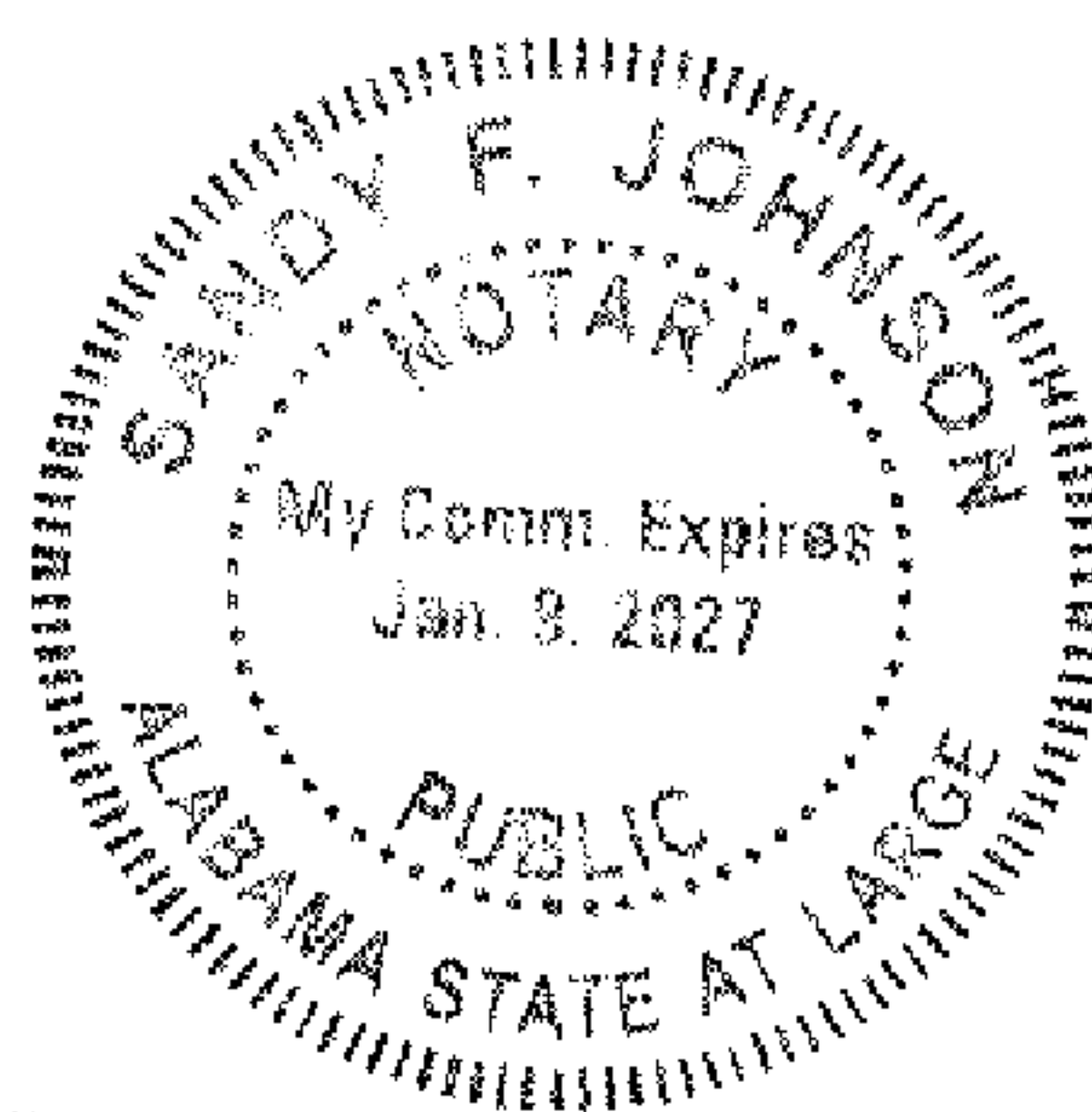

Lennie Young

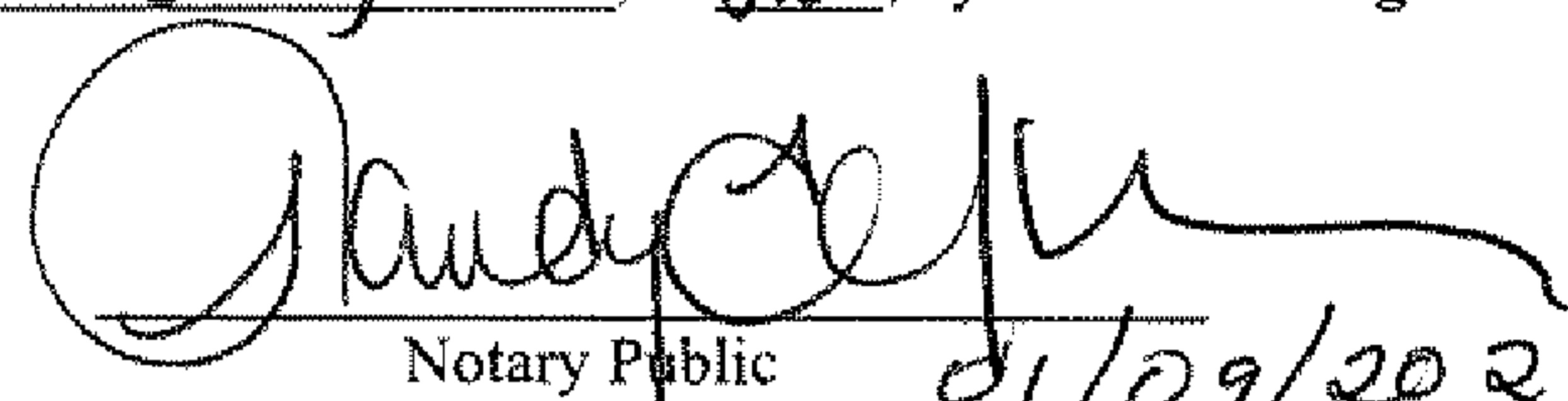
07-01-25
Date

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 1st day of July, 2025, by **Lennie Young**.

(Seal)




Notary Public 01/09/2027
☒ Physical Presence
☐ Online Notarization

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

EXHIBIT A

Property 1:

Lot 15, except the West 13 feet thereof, in Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Office of the Judge of Probate 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
07/31/2025 10:09:04 AM
\$25.00 PAYGE
20250731000232940

Allen S. Bayl