

STATE OF ALABAMA  
COUNTY OF Shelby

**AFFIDAVIT & INDEMNITY AGREEMENT  
REGARDING POWER OF ATTORNEY**

Before me, the undersigned Notary Public, in and for the State of Alabama-at-Large, personally appeared, who having been by me first duly sworn, deposed as follows:

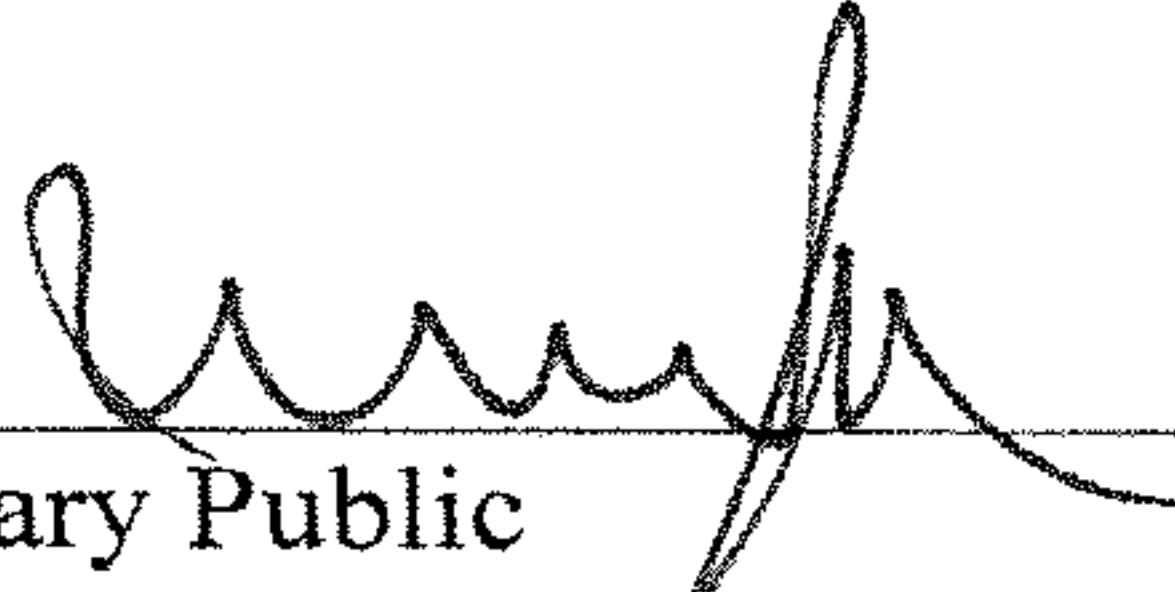
1. My name is Sherry D. Giordano. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. On, September 1, 2025, Nicole Giordano Spruiell (Principal) appointed me as agent under Power of Attorney, a true and correct copy of which is attached hereto as Exhibit A.
3. I have on this day exercised the powers granted in the above-referenced Power of Attorney by executing warranty deeds, mortgages and various other documents relating to the sale, or mortgage, of the residence located in Shelby County, Alabama, and being more particularly described as follows, to-wit:  

Lot 43, according to the Survey of The Cove of Greystone Phase II, as recorded in Map Book 29, Page 136 A & B, in the Probate Office of Shelby County, Alabama.
4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of Attorney I had no actual knowledge of the termination of the power by revocation or the death of Nicole Giordano Spruiell. I know Nicole Giordano Spruiell to be still living, competent and I have not been notified since the execution of the Power of Attorney that he/she has revoked said power. The affiant herein affirms, under penalty of perjury, that he/she is not using the power of attorney to self-deal in the Principals' property, or to otherwise benefit personally from this mortgage or sale of the Principals' real property.
5. I am making this affidavit pursuant to Code of Alabama 1975 Section 26-1-2(e).
6. I, Sherry D. Giordano, agree to indemnify and hold harmless Fidelity National Title Insurance Company, Title Insurance Underwriter; Common Bond Title, LLC, Closing Agen, from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance on the Power of Attorney.

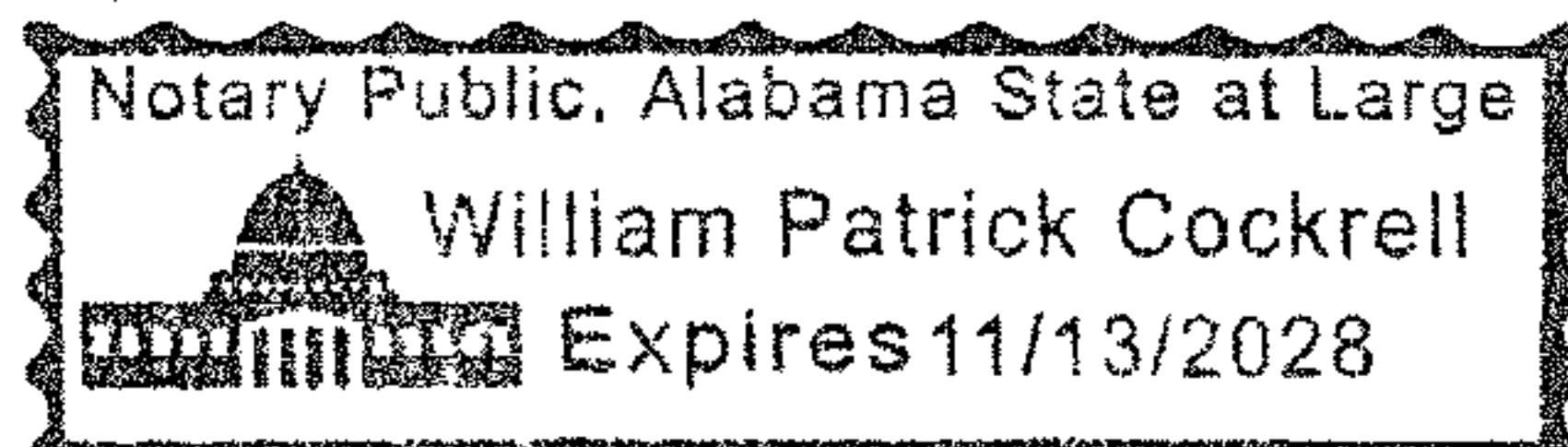
Witness my hand and seal September 15, 2025

  
\_\_\_\_\_  
Affiant and Attorney-in-Fact

Subscribed and sworn to before me September 16, 2025



Notary Public  
My Commission expires:



Prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
PO Box 653  
Birmingham, AL 35201  
(205) 251-3151



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/18/2025 12:26:16 PM**  
**\$25.00 JOANN**  
**20250918000287070**

*Allie S. Bayl*