

## SELLER POA NON-REVOCATION AFFIDAVIT

20251106000341190

STATE OF ALABAMA  
COUNTY OF SHELBY

11/06/2025 10:40:03 AM  
AFFID 1/1

Before me, the undersigned authority, personally appeared **Sarah Cowart Minshew** 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 Sara Cowart Minshew. I am of legal age and presently Attorney in Fact under that certain Power of Attorney for Robert W. Andrepont, dated October 28th, 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 **32 Hunters Trce, Pelham, AL 35124**, and more particularly described in **Exhibit A** attached hereto.
3. I have had contact with Robert W. Andrepont prior to my signing of the closing documents. I am aware that he/she/they is/are alive, well, and competent. Furthermore, Robert W. Andrepont has/have NOT rescinded his/her/they Power of Attorney described above, and it is still in full force and effect.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, EvaBank, 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 28 day of October, 2025

Sara Cowart Minshew

Sara Cowart Minshew

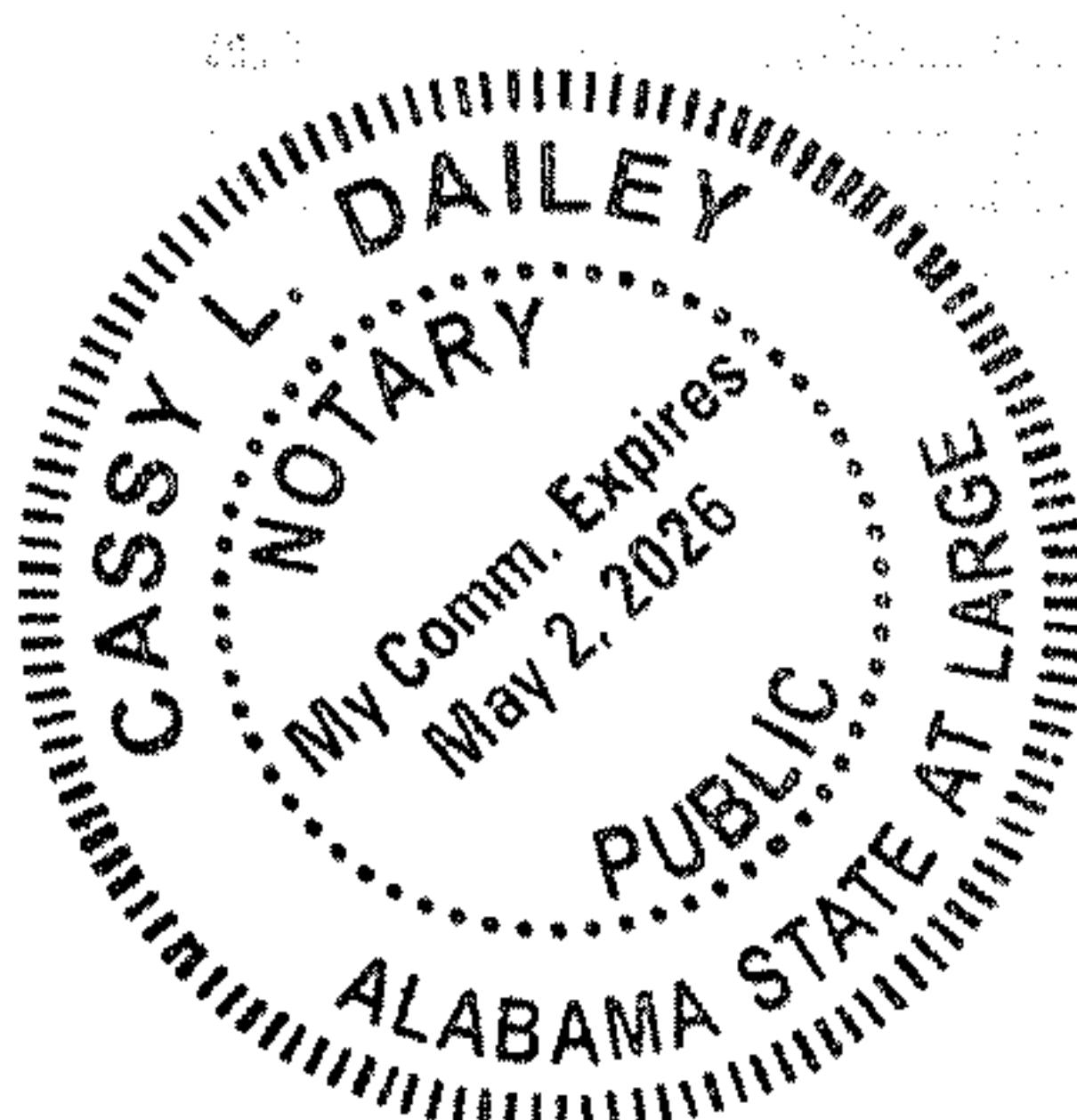
Date

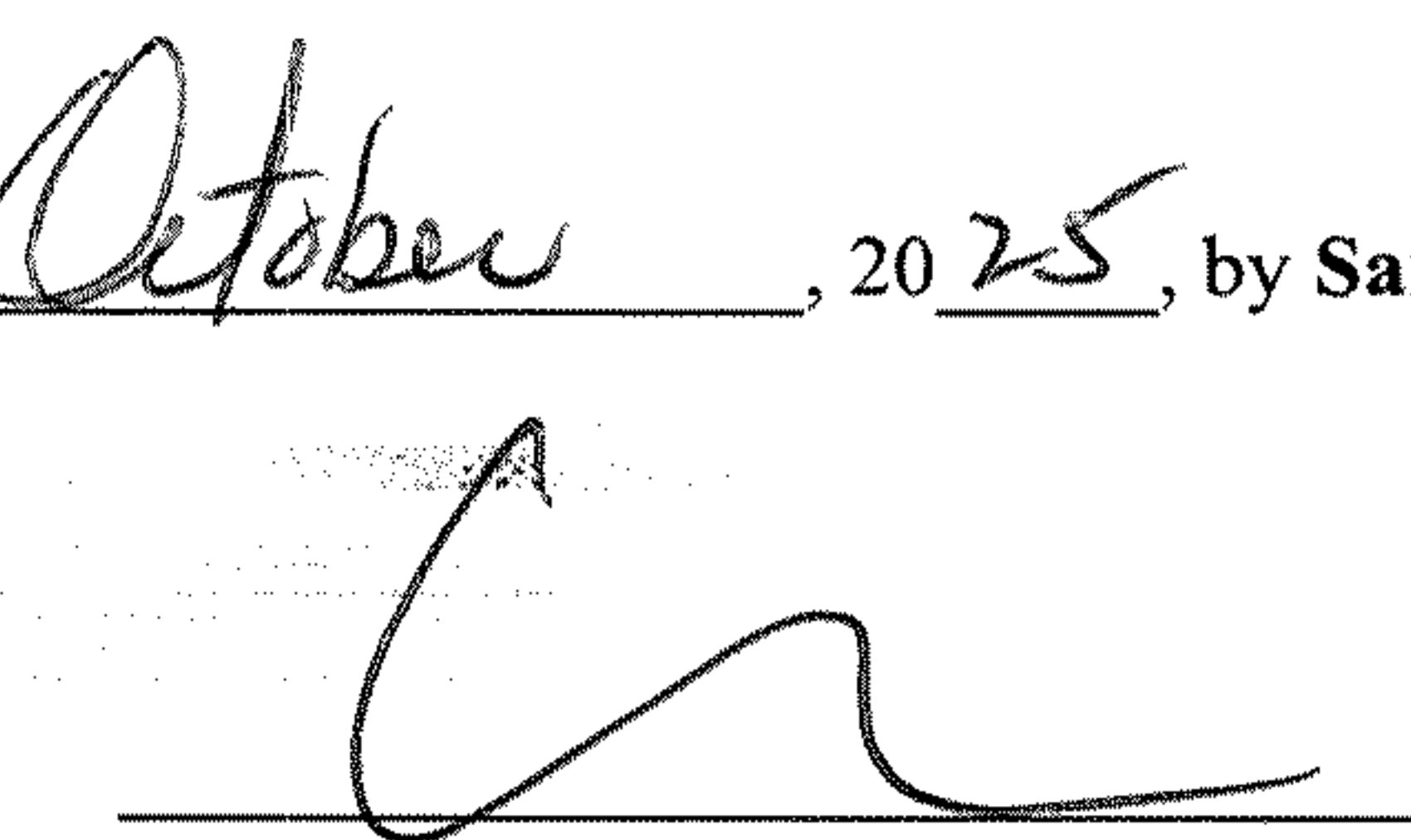
10/28/2025

State of Alabama  
County of Shelby

Sworn to and subscribed before me on the 28 day of October, 2025, by **Sara Cowart Minshew**.

(Seal)

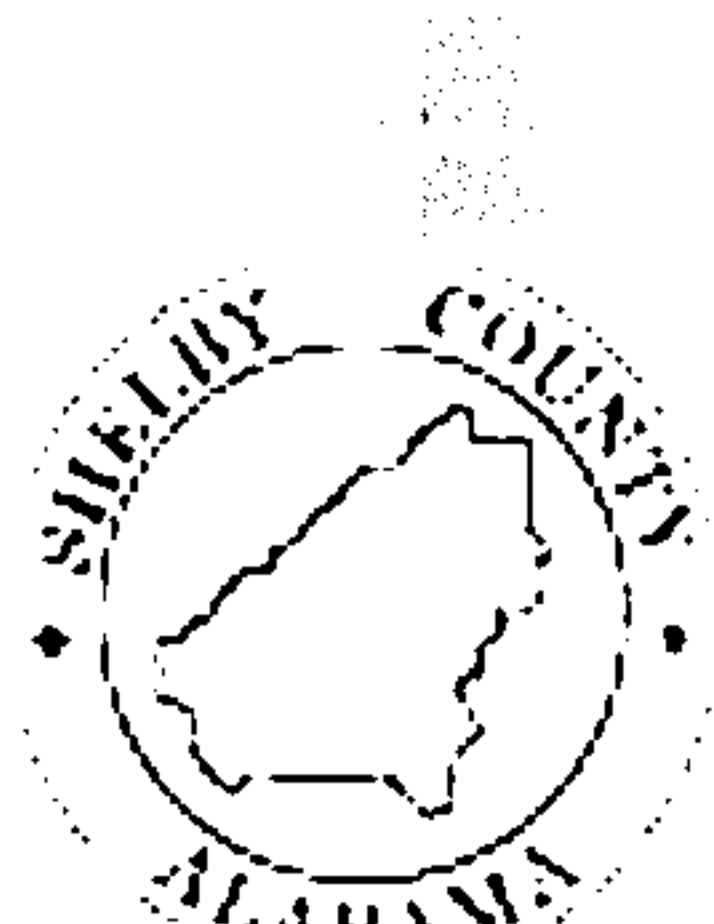


  
Notary Public

Physical Presence  
 Online Notarization

This Instrument Prepared By:

**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2025 10:40:03 AM  
\$22.00 JOANN  
20251106000341190

