

**ALABAMA DURABLE SPECIAL POWER OF ATTORNEY
FOR CLOSING REAL ESTATE TRANSACTION**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENT, THAT I, Mary Ann Litavec, DOB: [REDACTED] ("Principal"), desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint Autumn Crites ("Agent"), as my Agent to act as set forth below and GRANTING unto my Agent full power to:

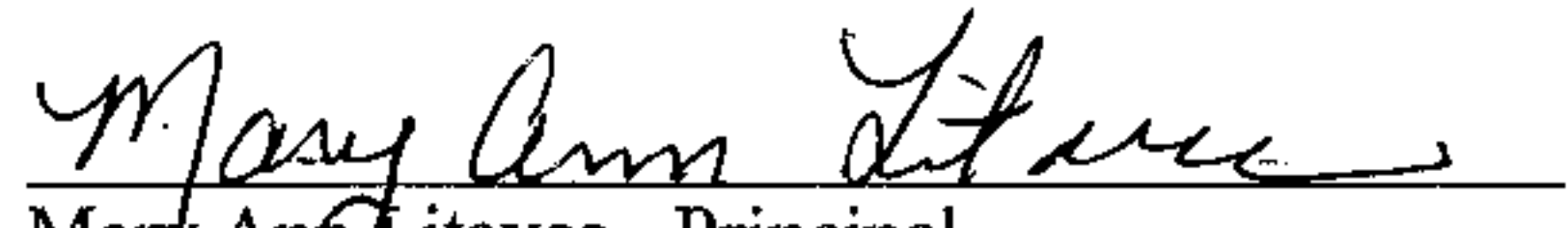
Execute all documents and instruments, including the Closing Disclosure, Settlement Statement, HUD Closing Statement, Deed, Note, Mortgage, and any other forms or documents required by the Lender, the Title Company and/or the Closing Attorney necessary to purchase and close on that certain property located at 1401 Michael Drive, Alabaster, AL 35007.

I hereby ratify and confirm all that said Agent shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in my individual name, and all instruments and documents executed by my Agent hereunder shall contain my individual name, followed by that of my Agent and the description "Agent", excepting however any situation where local practice differs from the procedure set forth herein. (ex. John Doe, by and through Jane Doe, his Agent) If local practice requires a different method of execution, then local practice may be followed. This Alabama Durable Special Power of Attorney shall be valid and may be relied upon by any third party until such time as any revocation is recorded in the recorder's office of the county where the above property is located. This power of attorney shall be governed by the laws of the State of Alabama.

This power of attorney is effective immediately and shall not be affected by the disability, incompetency or incapacity of said Principal.

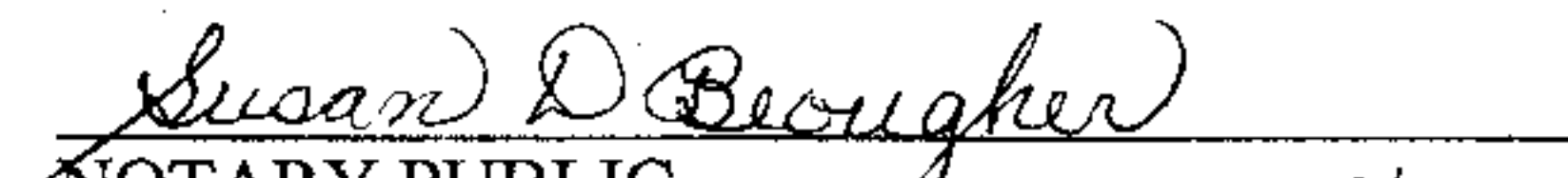
DATED this the 3rd day of January, 2019.



Mary Ann Litavec - Principal

STATE OF Kansas
COUNTY OF Johnson

I, the undersigned authority, a Notary Public, hereby certify that Mary Ann Litavec, whose name is signed to the foregoing Durable Power of Attorney, and who is known to me, and who acted with full authority, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 3rd day of January, 2019.


NOTARY PUBLIC
My Commission Expires: 12/11/2021 ^{2021 SB}


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Shelby Cnty Judge of Probate, AL
01/17/2019 01:56:19 PM FILED/CERT

