

SPECIAL POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, DEREK THOMAS HAND has entered into a contract for the purchase of a residence at 2713 Griffin Way, Hoover, AL, 35244 for \$635,734.00 and simultaneous first mortgage in the amount of \$397,125.00 to McGowin King Mortgage, LLC, ISAOA/ATIMA, with an interest rate of 3.5% being Loan No. 4207619, said residence being more particularly described as follows:

Lot 405, according to the Survey of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama.

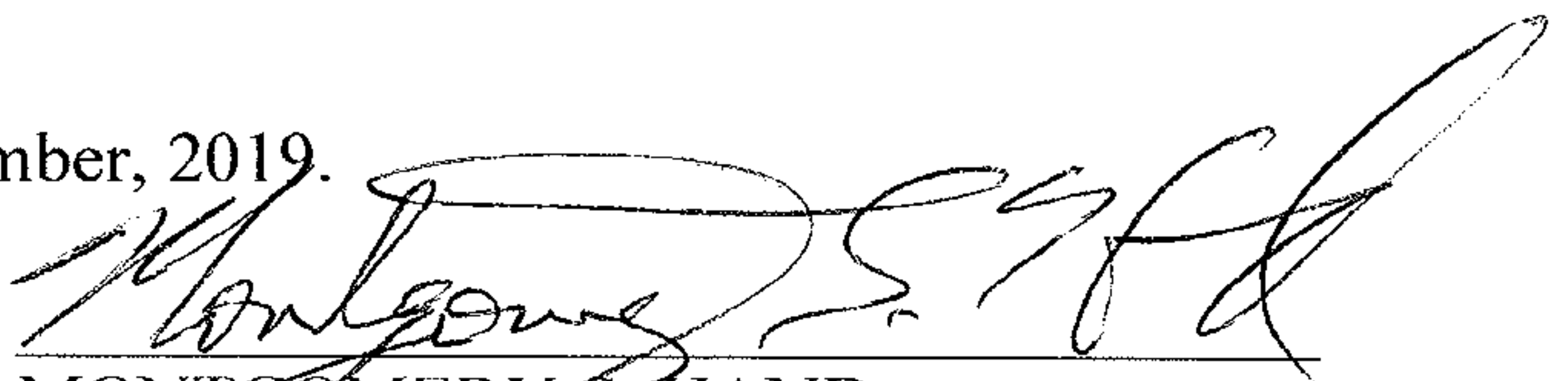
WHEREAS, it will be inconvenient for the undersigned, MONTGOMERY S. HAND, the co-borrower to be present for the closing of the purchase of the property as the undersigned, MONTGOMERY S. HAND, will be out of the country at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint his son, DEREK THOMAS HAND of Georgia as his Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints as his Attorney-in-Fact and vests said Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the purchase and simultaneous mortgage of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said DEREK THOMAS HAND, notwithstanding any later disability or incompetence of the undersigned.

EXECUTED this the 25TH day of September, 2019.


MONTGOMERY S. HAND

STATE OF Virginia

COUNTY OF Prince William acting on Fairfax Co

I, Melissa Merryman, a notary public, in and for said county and state hereby certify that MONTGOMERY S. HAND, whose name is signed to the foregoing Special Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Special Power of Attorney, he executed the same voluntarily on this 25th day of September, 2019.

Given under my hand and official seal this 25th day of September, 2019.



Melissa Merryman
Notary Public
My commission expires on Dec 31 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2019 07:08:13 AM
\$25.00 CHERRY
20191011000375260

Allie S. Bayl