

This Instrument Prepared by:  
Matthew Verducci for Albertelli Law  
5404 Cypress Center Dr. Ste. 150  
Tampa, FL 33609

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11/05/2020 04:09:01 PM  
POA 1/3

## **LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 5600 Granite Parkway, Plano, Texas 75024, constitutes and appoints Albertelli Law, organized under the laws of the state of Florida, with an office for the conduct of business at 208 North Laura St., Suite 900 Jacksonville, Florida 32202, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties or co-op properties owned by Fannie Mae. Such powers shall include, but are not limited to, the following:


1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

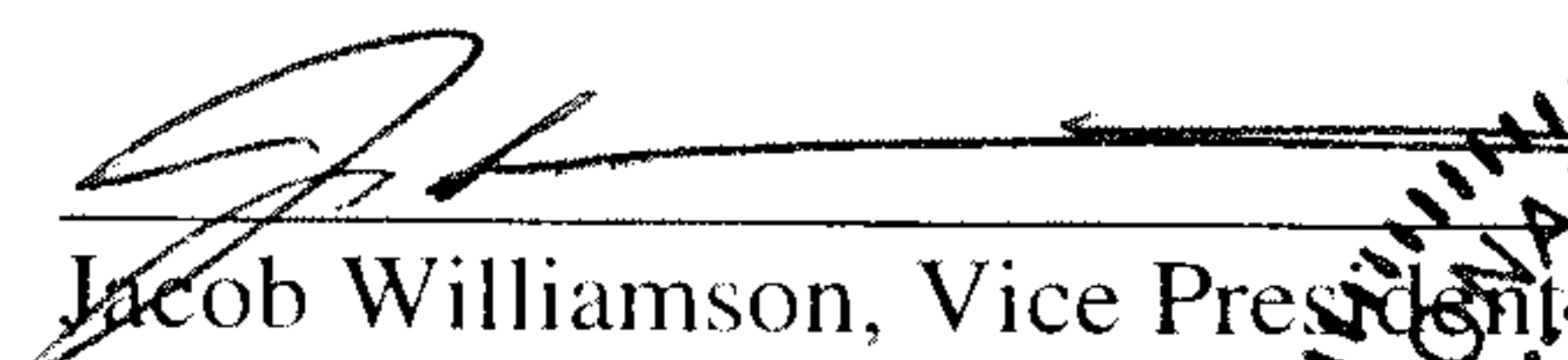
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. March 31, 2022; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.


EXECUTED this 18<sup>th</sup> Day of February 2020.

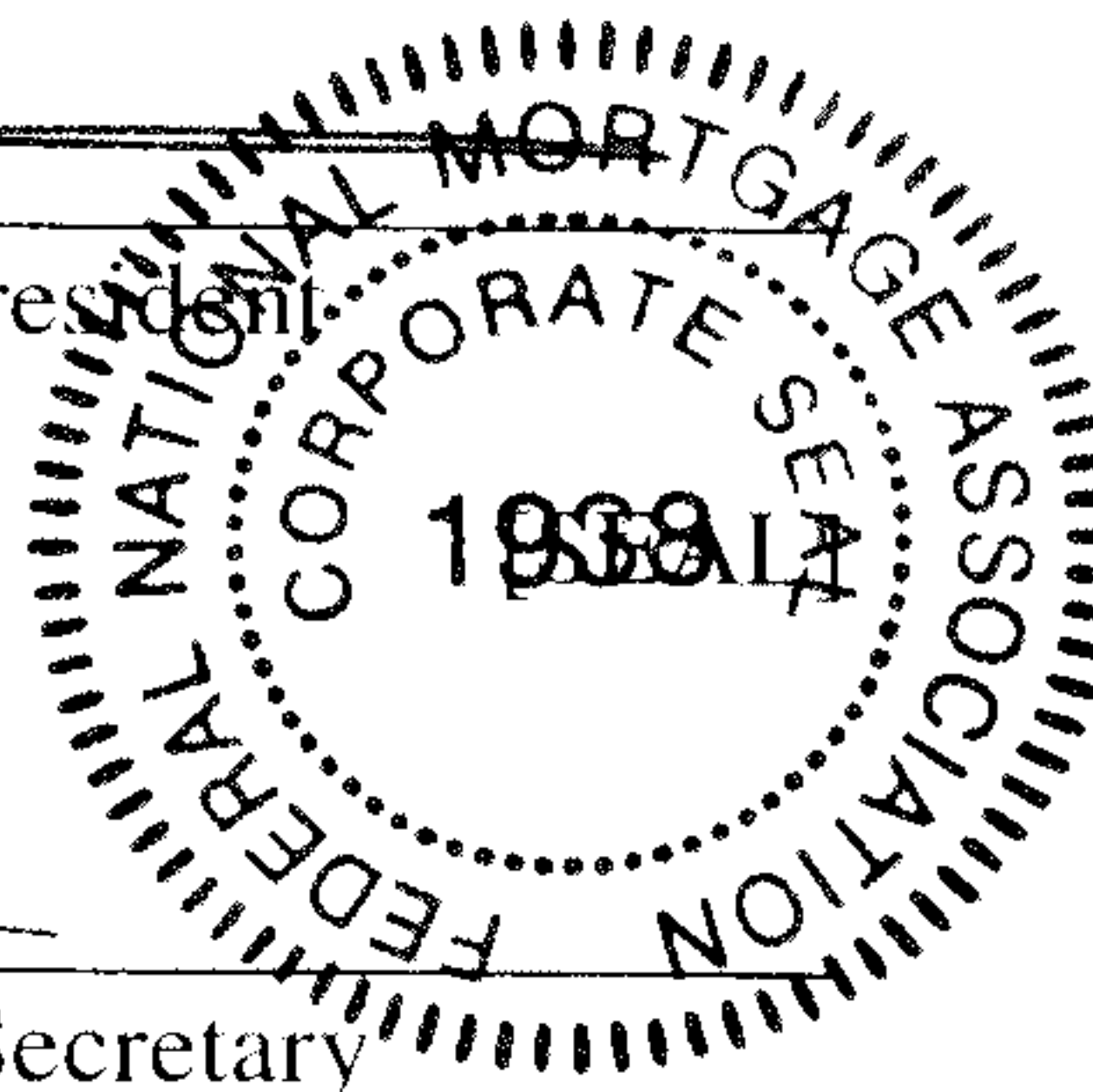
**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE**

  
Cynthia Tarlton, Witness

  
Jacob Williamson, Vice President

ATTEST:

  
Deborah Keen, Assistant Secretary



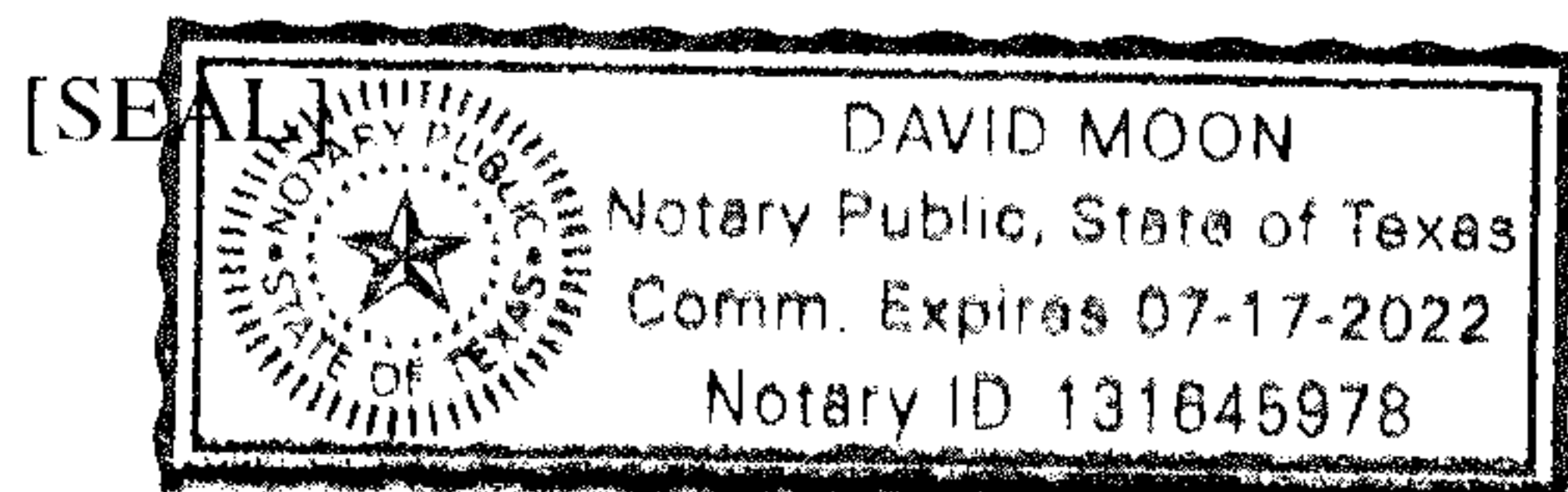
  
Brenda Harkrider, Witness

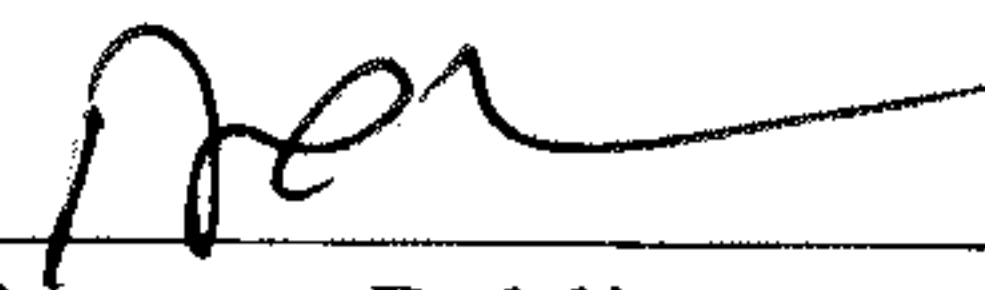
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF COLLIN

On this 18<sup>TH</sup> Day of February 2020 before me appeared Jacob Williamson and Deborah Keen, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Federal National Mortgage Association, a/k/a Fannie Mae, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



  
Notary Public

**CORPORATE RESOLUTION GRANTING  
LIMITED POWER TO ACT ON BEHALF OF FANNIE MAE**

The undersigned being all members of the Board of Directors of James E. Albertelli, P.A., a Florida corporation doing business as Albertelli Law, unanimously agree, adopt, consent to, and order the following corporate actions pursuant to section 607 .0821 of the Florida Business Corporation Act.

1. The undersigned waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirement that notice of such a meeting be given.
2. This Corporate Resolution shall supersede and replace any and all existing Corporate Resolutions granting Limited Power to Act on Behalf of Fannie Mae previously adopted by James E. Albertelli, P.A.
3. The undersigned adopt the following corporate actions:

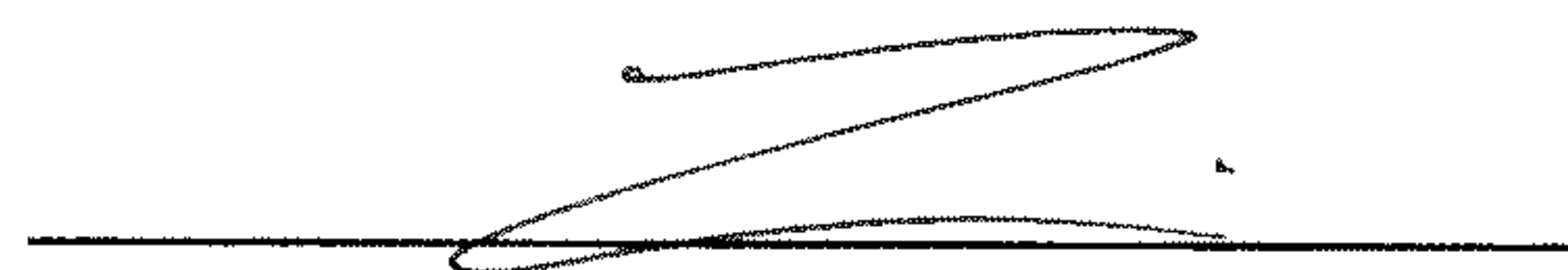
WHEREAS, Federal National Mortgage Association a/k/a Fannie Mae, has designated Albertelli Law as its Attorney in Fact for the limited purpose of executing all necessary closing documents for the transfer of title to real property;

WHEREAS, Fannie Mae's successful sale of each and every asset of said property requires an authorized signature of a n Albertelli Law representative;

IT IS HEREBY RESOLVED the following individuals are granted complete authority to act, bind and sign, on behalf of Albertelli Law for all purposes associated with its requirements as Fannie Mae's Attorney in Fact, said acts including, but not limited to, the execution of all deeds and other ancillary transfer documents:

Jonathan Sawyer  
Matthew Verducci  
Jaclyn Palazzolo  
Melanie Everitt  
Kenneth Quantie  
Ryan Cook  
James Albertelli

IN WITNESS WHEREOF, the undersigned, as members of the Board of Directors of James E. Albertelli, P.A. execute the foregoing corporate action for the purpose of giving his consent to said action as of the date of execution.

  
James E. Albertelli, President

2/21/20  
Date



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*