

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, ANGELA LAROTA do hereby appoint JUAN M. LAROTA, as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, addendums, contract items, and other miscellaneous required documents and should there be in connection with the sale of property located at 484 Cedar Hill Road, Westover AL 35147 and more particularly described as follows, to-wit:

A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A:

Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING; Thence N $00^{\circ}06'07''$ W, along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 153.94 feet; thence N $88^{\circ}02'05''$ E, a distance of 68.26 feet; thence N $51^{\circ}17'13''$ E, a distance of 182.50 feet; thence N $58^{\circ}03'50''$ E, a distance of 491.38 feet; thence N $67^{\circ}34'46''$ E, a distance of 754.75 feet to a point lying on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence S $00^{\circ}30'00''$ W along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 786.40 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence S $88^{\circ}36'59''$ W, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,318.57 feet to the POINT OF BEGINNING.

PARCEL B:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING; Thence S $00^{\circ}30'00''$ W, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 533.98 feet; thence S $67^{\circ}34'46''$ W, a distance of 754.75 feet; thence S $58^{\circ}03'50''$ W, a distance of 491.38 feet; thence S $51^{\circ}17'13''$ W, a distance of 182.50 feet; thence N $07^{\circ}51'32''$ W, a distance of 505.47 feet to a point lying on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N $00^{\circ}06'07''$ W along said $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 664.89 feet to the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N $88^{\circ}41'52''$ E along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,332.41 feet to the POINT OF BEGINNING.

According to the survey of Robert Farmer, dated April 24, 2000.

A perpetual easement and right of way for ingress and egress described as follows: Commence at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 3 feet to the POINT OF BEGINNING; Thence continue to run Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 12 feet to a point; thence run South and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point on the North margin of U.S. Highway No. 280; Thence run in a Northeasterly direction along the North margin of said U.S. Highway No. 280 for a distance of 12 feet, more or less, to a point on the North margin of said Highway that is 3 feet West of the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; Thence run North and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and the Point of Beginning.

ALSO: A perpetual easement for ingress, egress and utilities, across and over the following described lands:

Begin at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; Thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 15.0 feet; thence $135^{\circ}43'30''$ right run 21.48 feet to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ (said point being 15 feet North of the point of beginning); thence $135^{\circ}43'30''$ right run South 15.0 feet to the point of beginning.

ALSO: A 15 foot easement for egress and ingress the center line of which is described as follows: Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East,

Shelby County, Alabama; Thence run North along the West line of said ¼ - ¼ for 7.5 feet to the Point of Beginning; Thence 9°53' right run 89.70 feet; thence 41°23' right run 277.25 feet; thence 48°25' left run 120.53 feet; thence 16°25' right run 153.05 feet; thence 59°45' right run 184.99 feet; thence 39°24' right run 163.23 feet; thence 47°56' left run 45.89 feet to the West line of the above described property and the Point of Ending.

LOAN AMOUNT: \$408,000

TERM: 30 YEAR FIXED RATE

INTEREST RATE: 3.125%

TYPE: CONV – PURCHASE

LENDER: QRL FINANCIAL SERVICES, A DIVISION OF FIRST FEDERAL BANK

On such terms and conditions as he/she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said Attorney in Fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

26th This Power of Attorney is granted for a period of 180 days and shall become effective on the day of October, 2020 and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency, or incapacity.
Executed this the 26th day of October, 2020.

Angela LaRota
ANGELA LAROTA

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELA LAROTA, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of October, 2020.

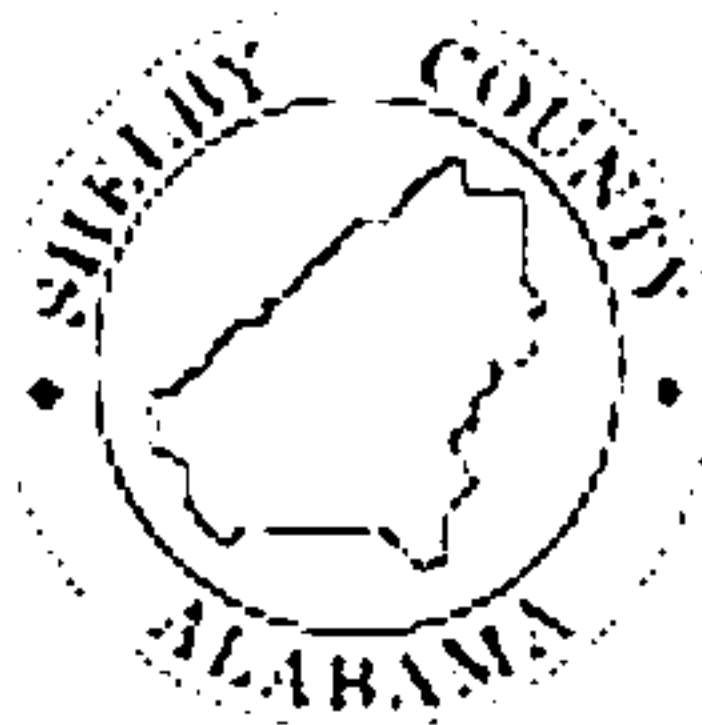
Emily Smith
Notary Public

Print Name: Emily Smith

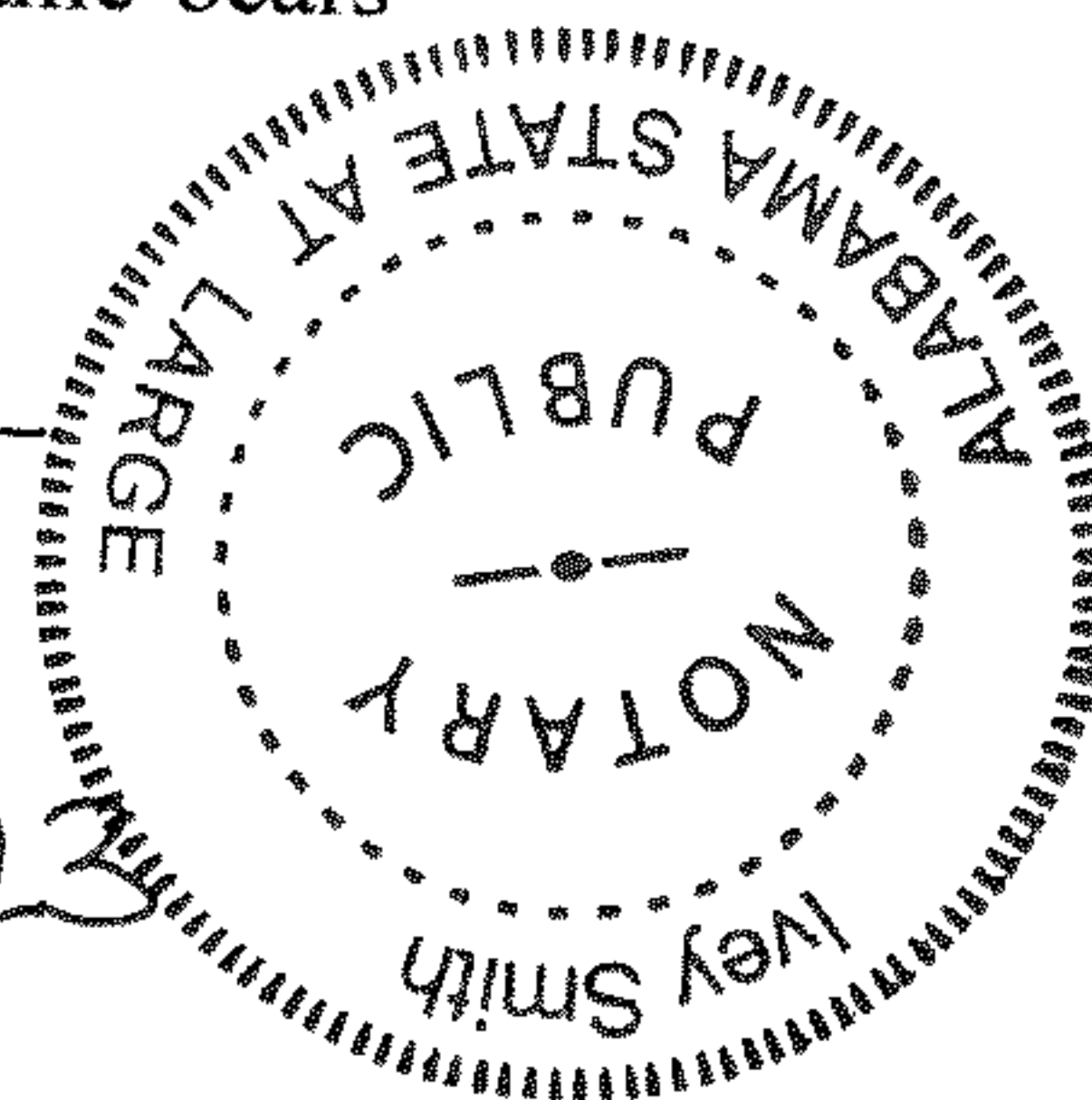
Commission Expires: 2/19/2023

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242
File: 2020043 2020 680T



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2020 08:56:17 AM
\$25.00 CHARITY
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Allen S. Bayl