

STATE OF ALABAMA
COUNTY OF SHELBY

20210218000081160
02/18/2021 09:52:27 AM
POA 1/2

DURABLE SPECIAL POWER OF ATTORNEY

I, Leah Baker Harry, do hereby appoint Ryan Harry, 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 Closing Disclosure, Note, Mortgage, Riders, Truth in Lending and any other forms required by the Lender, the Title Company and/or the Closing Attorney in connection with the first mortgage refinance of the property located at 184 Furrow Ln, Harpersville, AL 35078 and more particularly described as follows, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 32, Township 19 South, Range 2 East, and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 660 feet; then turn left and run South to the centerline of Furrow Lane; then continue Southerly along the centerline of Furrow Lane a distance of 265 feet, more or less, to the entrance of a driveway to the right and the point of beginning; then turn right and run Southwesterly along the centerline of the driveway a distance of 125 feet, more or less, to the extension of the western edge of a shed (pool room); then turn left and run South along the western edge of the shed (pool room) and extension a distance of 100 feet, more or less, to an existing fence line; then turn left and run Southeasterly along the existing fence a distance of 50 feet, more or less, to a fence corner; then turn left and run East a distance of 95 feet, more or less, to the centerline of Furrow Lane; then turn left and run Northerly along the centerline of Furrow Lane a distance of 160 feet, more or less, to the point of beginning.

Also: An easement 30 feet wide for ingress and egress over and across the "new road" leading from Furrow Lane across Grantor's property in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 32, Township 19 South, Range 2 East, to provide access to Grantee's property, in the Probate Office of Shelby County, Alabama.

On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with conveying said property, and to do such other acts as I might do in conveying 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 shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 5 day of February, 2021, 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 5th day of February, 2021.

Leah Baker Harry
Leah Baker Harry

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leah Baker Harry, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of February, 2021.

Kell Foster
Notary Public
elyses 1-26-2025

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Pkwy., Ste. 280
Birmingham, AL 35243
BLD2100008



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County 2AL
02/18/2021 09:52:27 AM
\$25.00 CATHY
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Allie S. Boyd