

**LIMITED DURABLE POWER OF ATTORNEY**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that, I, **Patricia Higgins** (hereinafter referred to as "Principal"), do by these presents make, constitute and appoint **Chris Vonderau** my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for my use and benefit, to execute the documents necessary to complete the sale of the property located at 1223 Morning Star Lane, Alabaster, AL 35007. This includes authority to execute all Seller documents necessary for closing, including, but not limited to the transfer deed, all title documents, the closing statement, any necessary affidavits as well as any other documents necessary. This property is further described as to-wit:

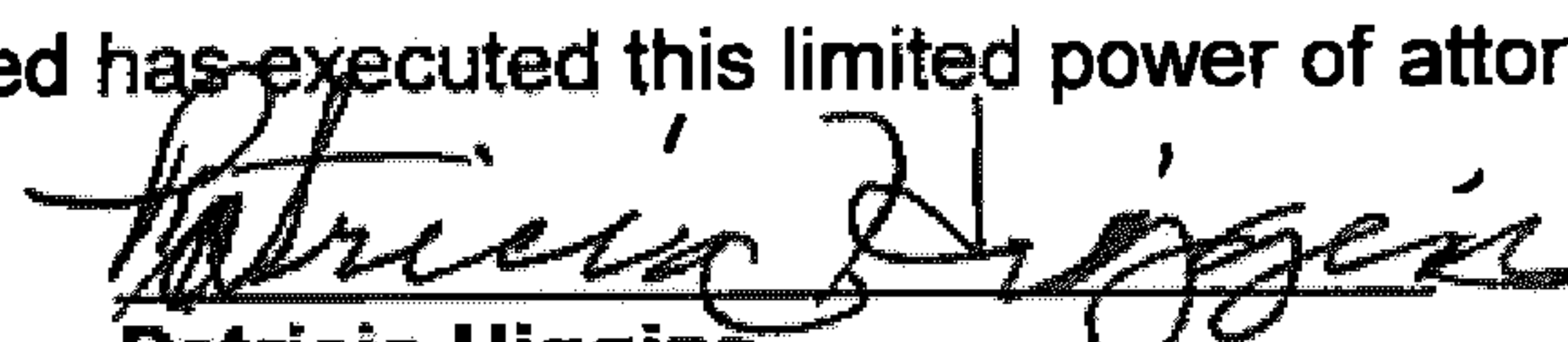
**Lot 16, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.**

I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be effected by disability, incompetency, or incapacity of Principal.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this 6 day of April, 2021.

  
**Patricia Higgins**

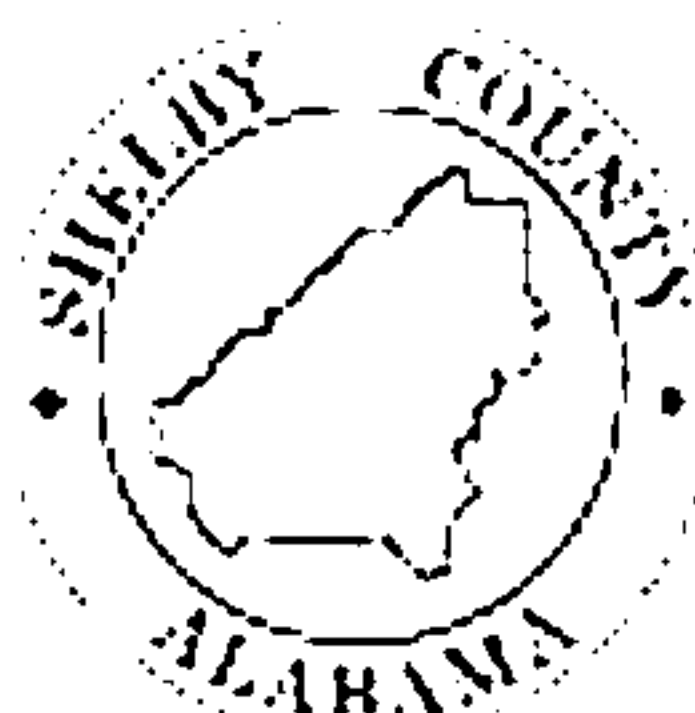
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **Patricia Higgins**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she executed the same voluntarily on the day the same bears date. Given under my hand this 6 day of April, 2021.

  
Notary Public  
My Commission Expires:

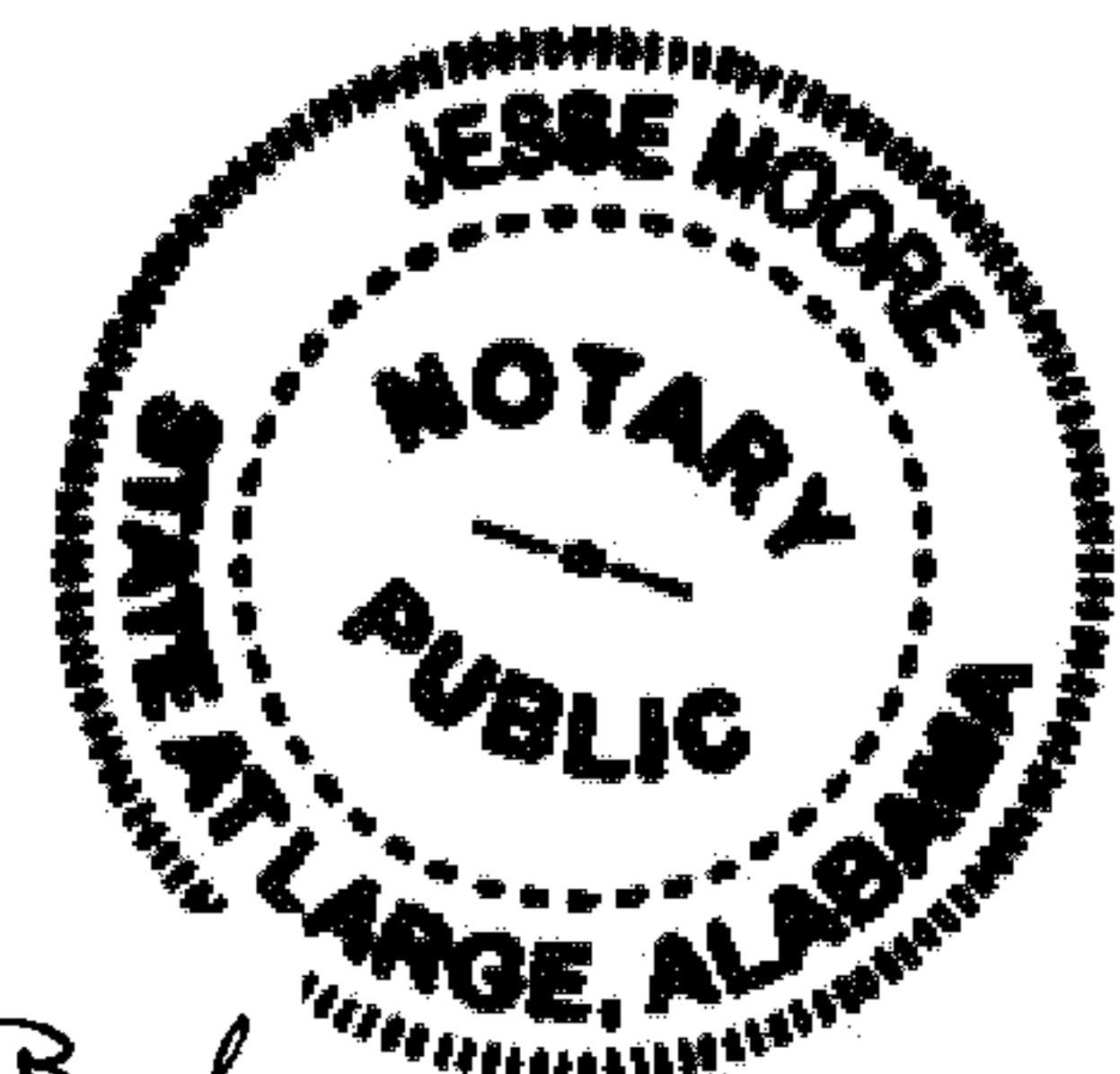
**My Commission Expires  
11-19-2024**

Prepared by:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, Alabama 35209

File 2021 5965 1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/15/2021 01:21:35 PM  
\$22.00 CATHY  
20210415000188740



*Alan S. Boyd*