

20211129000566310  
 11/29/2021 08:35:07 AM  
 POA 1/2

State of Alabama  
 County of Shelby

### SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I/we, Julia A. Warneke being a resident citizen of the State of MA, County of Hennepin having entered into a real estate contract for the purchase and mortgage (a Mortgage to Citizens Bank, N.A. under Loan Number 1002720362 in the amount of \$368,000.00 with an interest rate of 3.125%, 360 month loan term, conventional 30-year fixed rate and any documents necessary to complete the loan such as, but not limited to notes, mortgages, statements required by the Federal Truth in Lending law, FHA or VA forms disclosure statements, RESPA forms, FNMA 1009, loan modification agreements for the purposes of increasing the interest charged on any loans being assumed and any and all other documents appropriate to complete the closing of the purchase of said property) of certain real property located at 224 Kinross Circle, Pelham, AL 35124 and being desirous of completing the purchase and mortgage of said property, which is located in Shelby County, Alabama, and being more specifically described as:

Lot 2424, according to the Map of Kinross Highlands at Ballantrae, as recorded in Map Book 52, page 53, in the Probate Office of Shelby County, Alabama.

And with the advance knowledge that I/we will be outside of the City of Pelham at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my/our stead and on my/our behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint Robert David Hunt, citizen of Talbot County, State of Alabama as my/our true and lawful Attorney in Fact to act in my/our stead and on my/our behalf, to participate in and conduct all of my/our affairs concerning the sale of the above referenced real estate and on my/our behalf and in my/our name. For these purposes, I/we to hereby give to the said Robert David Hunt full power and authority to act in my/our name and on my/our behalf, by doing any and all acts or actions of whatever nature I/we could do myself/ourselves if I/we were present in person and performing said acts, including but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and mortgages and/or any other documents requiring my/our signature which relate to the sale of the above described real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me/us, which writing must be properly recorded in Shelby County, Alabama, and making reference to the above referenced real property.

This Power of Attorney shall not be affected by my/our disability, incompetency or incapacity.

I/we do hereby ratify and confirm all acts and actions which my/our said Attorney in Fact shall lawfully do by virtue of this Power of Attorney, and I/we do agree to be bound by the same. I/we do authorize and acknowledge that minor changes in these terms may be necessary and my/our said Attorney in Fact shall have full authority and power to agree to the same on my/our behalf.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 15 day of November, 2021.

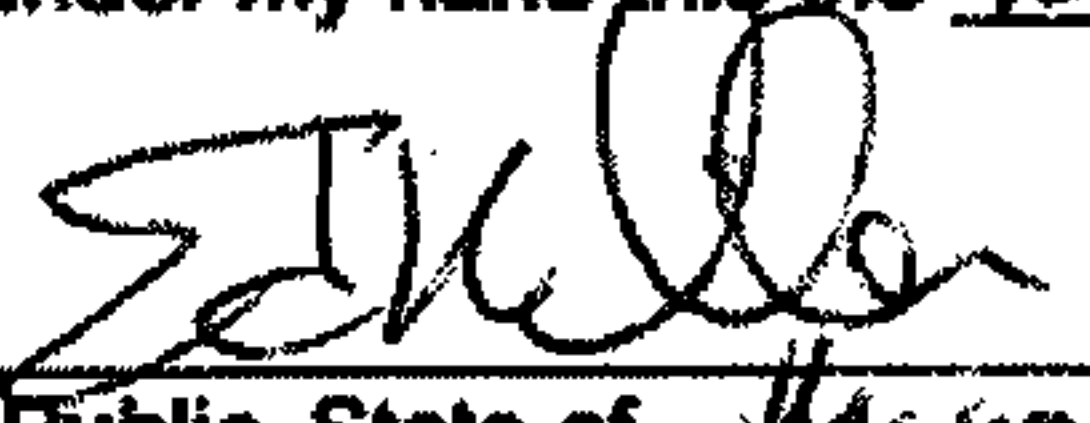
  
 Julia A. Warneke

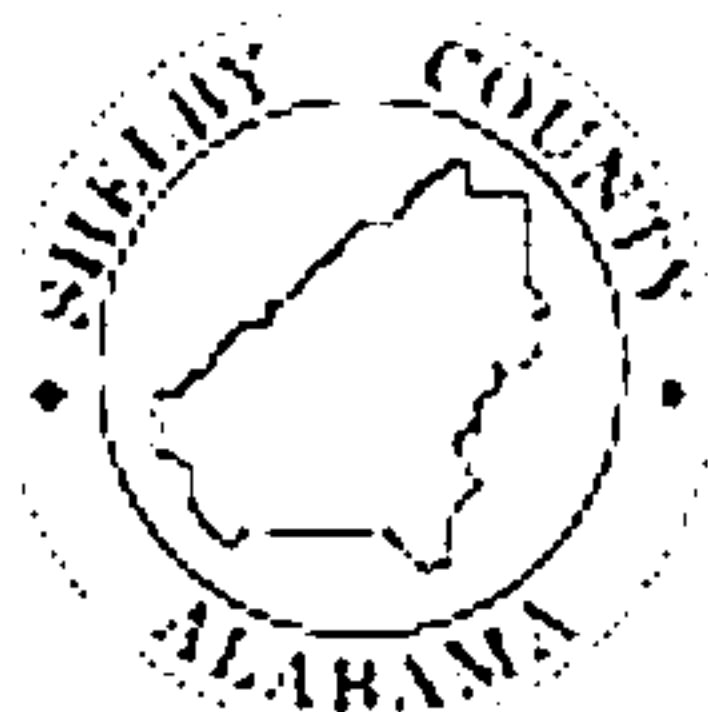
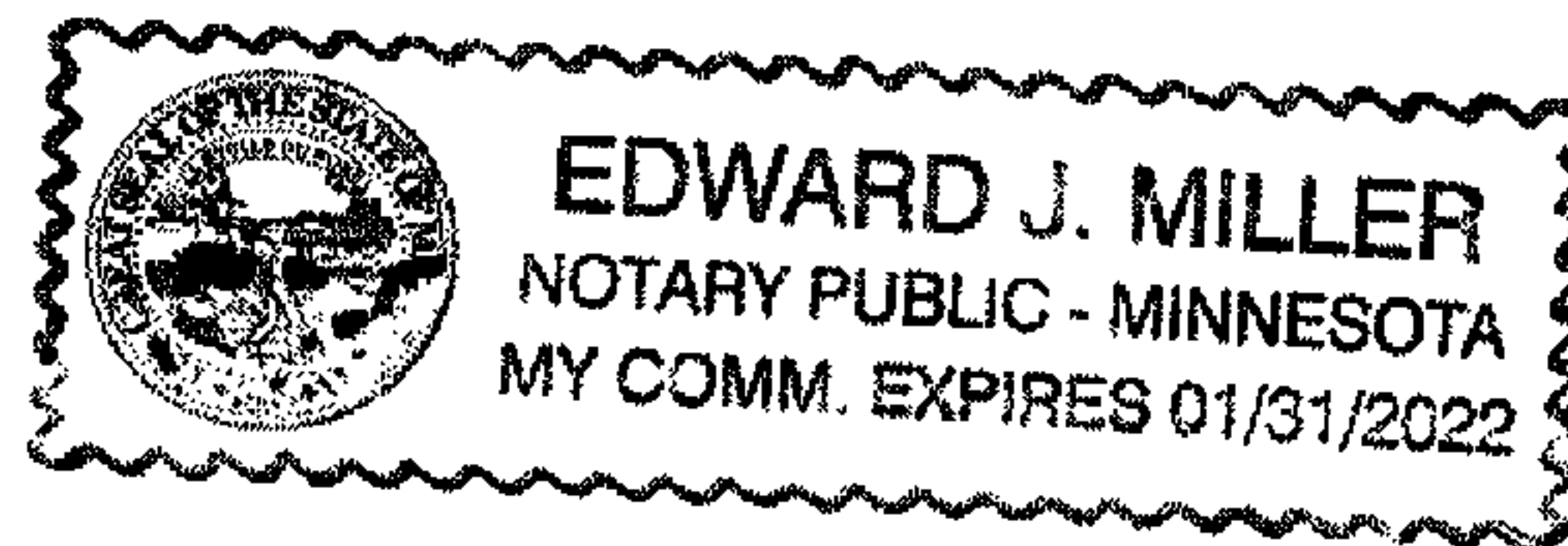
State of Minnesota  
 County of Hennepin

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Julia

20211129000566310 11/29/2021 08:35:07 AM POA 2/2

A Warneke, whose name is signed to the foregoing Specific Durable Power of Attorney and who is/are known to me, acknowledged before me on this day that being informed of the contents of the Specific Durable Power of Attorney, he/she executed the same voluntarily on the day the same bears date.  
Given under my hand this the 15 day of November, 2021.

  
Notary Public, State of Minnesota  
Ed Miller  
Printed Name of Notary  
My Commission Expires: 1-31-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/29/2021 08:35:07 AM  
\$25.00 CHARITY  
20211129000566310

*Allie S. Bayl*