

ALABAMA REAL ESTATE POWER OF ATTORNEY

I, Christopher Bunio [Full Name], of 291 Forest Lakes Drive
[Street Address] in the City of Sterrett, State of Alabama
(the "Principal") hereby appoint Brooke Bunio [Full Name], of
291 Forest Lakes Drive [Street Address] in the City of
Sterrett, State of Alabama (the "Agent") to act on my
behalf for the purpose set forth in Article I below

Initial and **Check (✓)** the applicable powers:

Article I. Assignment of Authority

CB ☒ - **Sale of Real Estate:** My agent is authorized to act in my behalf for the
purpose of selling the lands and premises located at
291 Forest Lakes Drive, Sterrett, Alabama 35147 and with a legal description of
FOREST LAKES 12TH SEC LOT 683. My agent is authorized to perform any
and all acts related to such sale, including, but not limited to, executing, modifying and
delivering any and all documents necessary to complete the transaction as well as
accepting the closing proceeds for deposit into my account which has been previously
disclosed to my agent.

☐ - **Purchase of Real Estate:** My agent is authorized to act in my behalf for the
purpose of purchasing the lands and premises located at
_____. and with a legal description of
_____. My agent is authorized to perform any
and all acts related to such purchase, including, but not limited to the financing and
mortgaging of the property. My agent is authorized to execute, modify and deliver any
documents necessary to complete the financing and purchase of the property as well
as to withdraw and disburse funds necessary for the closing from my account which I
have previously disclosed to my agent.

☐ - **Management of Real Estate:** My agent is authorized to act on my behalf
for the purpose of managing the premises located at
_____. and with a legal description of
_____. My agent is authorized to perform all acts
related to maintaining the property such as but not limited to: making repairs (with
reimbursement), approving sub-contractors for work, negotiating rents, signing

lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

_____ ☐ - **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

(Initial and Check the Applicable Term):

- a. CB ☒ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 1 day of September, 2022.
- b. _____ ☐ - **(Non-Durable Option)** This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. _____ ☐ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 17 day of August, 2022

Principal's Signature [Signature] Print Name Christopher Bunio

Agent's Signature [Signature] Print Name Brooke Bunio

NOTARY ACKNOWLEDGMENT

STATE OF Alabama
Limestone County, ss.

On this 17th day of August, 2022, before me appeared

Christopher Bunio, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

[Signature]
Notary Public

Print Name: CAMIN OUSHY My commission expires: 08/18/2024



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