

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Rosemary Giardina** has entered into a contract to sell the residence at **1918 Mountain Laurel Ln, Hoover, AL 35244** to Katherine Anderson Benson for \$285,000.00, said residence being more particularly described as follows:

Lot 47, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, page 53 A, B, and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

WHEREAS, the undersigned, **Rosemary Giardina** will be unable to be present for the closing of the sale of the property;

WHEREAS, the undersigned as Principal, desires to appoint, **Johanna G. Potter**, as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the sale of the described property;

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints **Johanna G. Potter** as her Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the sale of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said Principal, **Rosemary Giardina**, notwithstanding any later disability or incompetence of the undersigned.

LIMITED POWER OF ATTORNEY

EXECUTED this the 12th day of October 2022

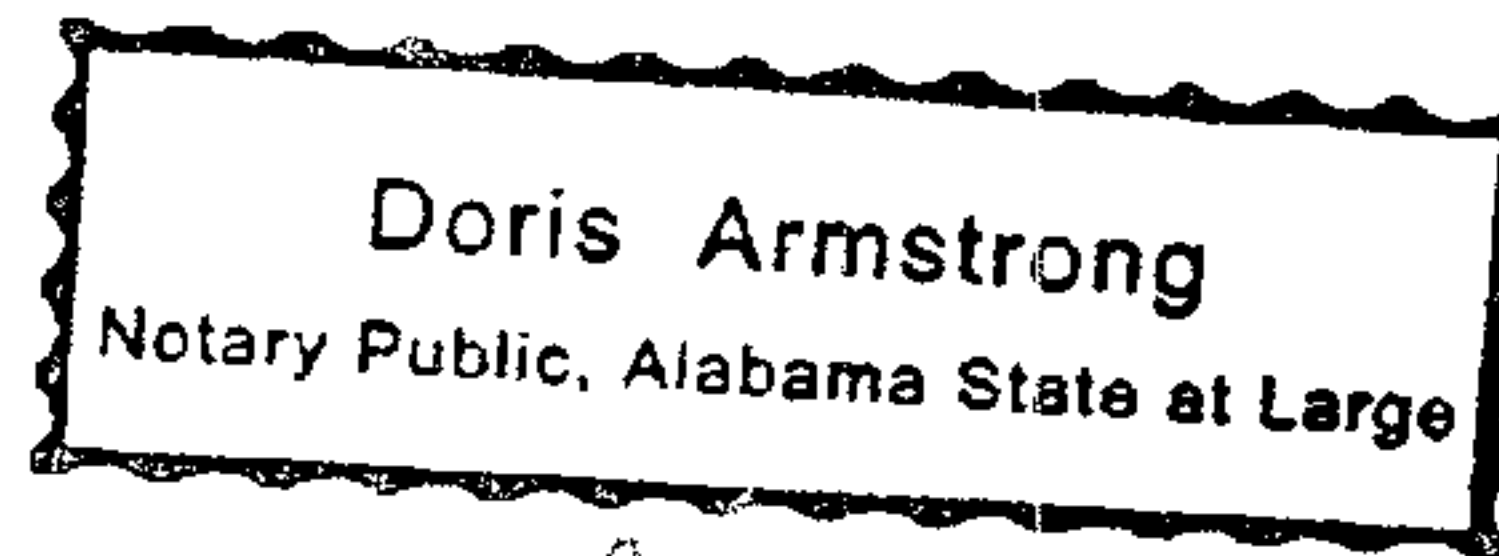
Rosemary Giardina
Rosemary Giardina

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosemary Giardina, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, he/she executed the same voluntarily on this the 12th day of October, 2022.

Given under my hand and official seal this the 12th day of October, 2022.



Notary Public Doris Armstrong

My commission expires: 8/3/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2022 03:24:09 PM
\$25.00 JOANN
20221017000392320

Allie S. Bayl