

STATE OF ALABAMA

Power of Attorney

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That I, **Nathan A. Alpert, Sr.**, of the City of PIKE ROAD, County of Alabama, have and by these presents do hereby nominate, constitute and appoint **Charity Alpert** as my true and lawful Agent for me and in my name and stead, and to execute any and all documents, including all loan documents, note and mortgage, which may be required in the purchase of the following described real property lying and being in the County of SHELBY, State of Alabama, to-wit:

Legal Description:

Lot 97, according to the Final Plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of property: 1004 Meriweather Court, Calera, AL 35040

Lender: Cross Country Mortgage, LLC

Loan Amount: \$223,800.00

Loan Type: FHA

Interest Rate: 6.5%

Term of Loan: 360 months

Agent (Charity Alpert) mailing address: 9069 Black Cherry Trl, Pike Road, AL 36064

GIVING AND GRANTING unto my said agent full power and authority to enter into said real estate transaction, to mortgage the above-described property, and execute said documents.

THIS POWER OF ATTORNEY shall not be affected by my disability, incompetency, or incapacity. It is intended that this power of attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity as so provided by 26-1-2, CODE OF ALABAMA, 1975.

AND I hereby declare that the execution of loan documents done hereunder by my said agent shall be binding on myself and my heirs, legal and personal representatives, and assigns.

THIS POWER OF ATTORNEY is specifically limited to the acts specified herein and shall terminate immediately upon the satisfactory closing of the above identified property.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and affixed my seal(s),
this the

14 day of June, 2023.



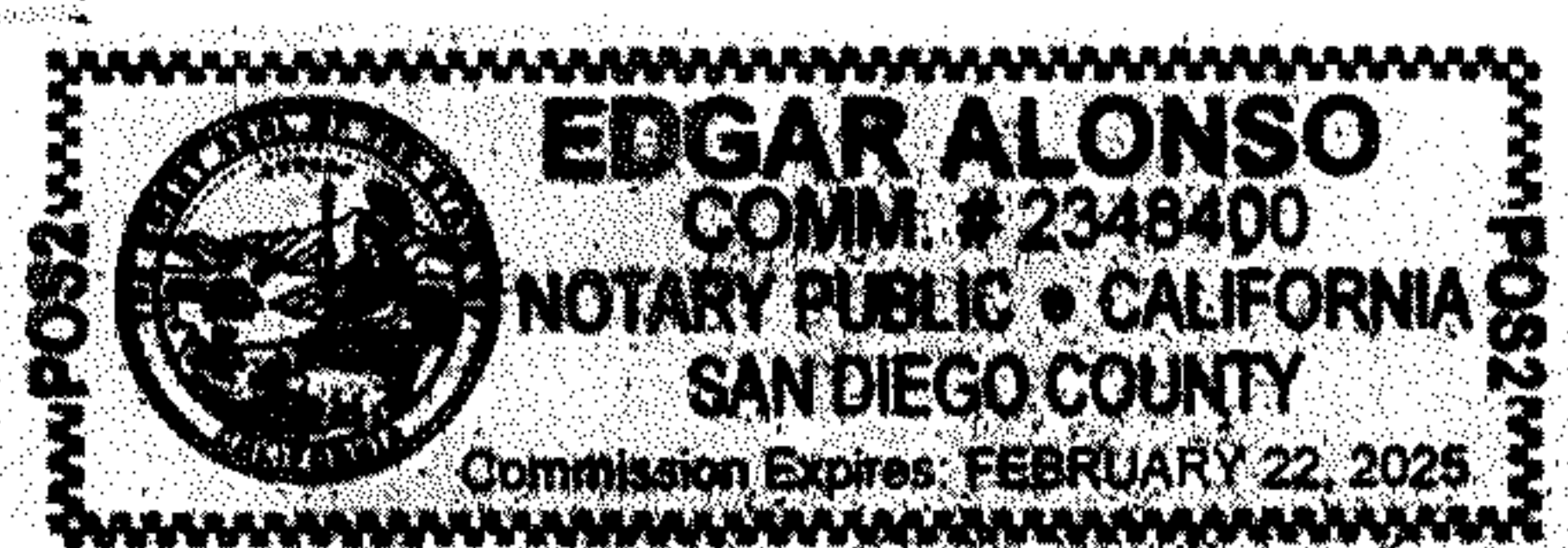
Nathan A. Alpert, Sr.

STATE OF CA

COUNTY OF SAN DIEGO

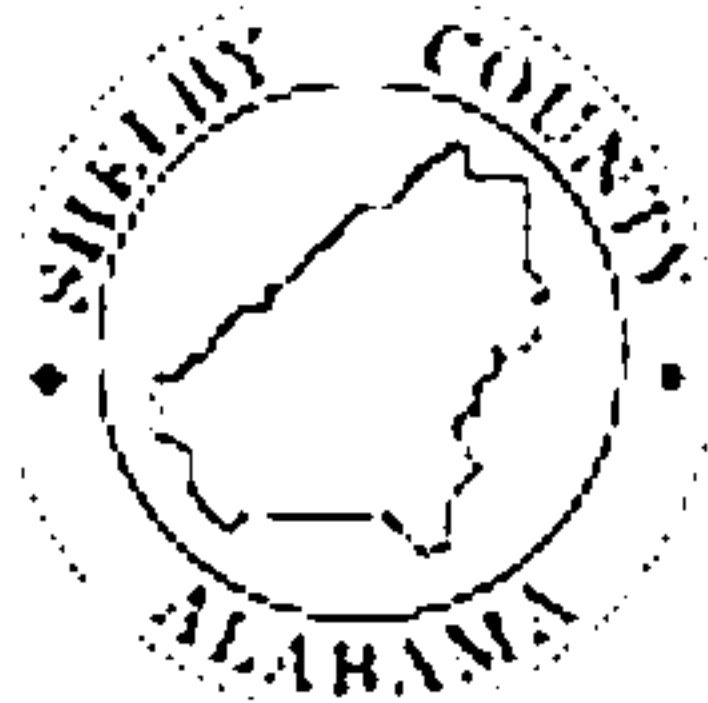
I, the undersigned, a Notary Public in and for said city and province, hereby certify that **Nathan A. Alpert, Sr.**, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me on this date that, being informed of the contents of said Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

THIS the 14 day of JUNE, 2023.





NOTARY PUBLIC -
COMMISSION EXPIRES: 02/22/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2023 02:00:12 PM
\$25.00 BRITTANI
20230718000214070

Allie S. Bayl

THIS INSTRUMENT PREPARED BY:

CASSY L. DAILEY
SOUTH OAK TITLE PELHAM, LLC
3156 Pelham Parkway, Suite 2, Pelham, AL 35124