

2023-051

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, **Melvin Kenneth Leverette**, of Polk County, State of Florida, by these presents do make, constitute and appoint **Susan Vines Leverette** of Polk County, State of Florida, as my true and lawful Attorney-in-Fact and Agent (hereinafter called Agent), for me in my name, place and stead and for my behalf and benefit:

1. **SPECIFIC GRANT OF POWER:** To exercise or perform the specific act enumerated below relating to the transaction of property, real or personal, tangible or intangible, to be sold or bought by me. I grant my Agent full power and authority to do fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted:

a. **POWER TO SELL/CONVEY:** To sell and/or convey, purchase, refinance or mortgage, buy or sell real or personal property, tangible or intangible any interest therein, on such terms and conditions as my/our Agent shall deem proper, with full authority to sign, endorse, execute and deliver any and all instruments or documents pertaining to the sale and conveyance of the real or personal property located at 1018 Camellia Ridge Drive, Pelham, AL 35124, and further described as follows:

Lot 124, according to the Survey of Camellia Ridge Subdivision as recorded in Map Book 49, Page 11, in the Probate Office of Shelby County, Alabama.

2. **INTERPRETATION AND GOVERNING LAW:** This instrument is to be construed and interpreted as a specific durable power of attorney and shall not be affected by disability, incompetence or incapacity. This instrument is executed and delivered in the State of Alabama and the laws of the State of Alabama shall govern all questions as to the validity of the power and construction of its provisions.

3. **INDEMNITY:** I hereby bind myself to indemnify my Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorney fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted in this Power of Attorney.

4. **THIRD PARTY RELIANCE:** Third parties may rely upon the representatives of my Agent as to all matters relating to the specific power granted to my Agent and no person may act in reliance upon the representations of my Agent of the authority granted to my Agent shall incur any liability to me or my estate as a result of permitting my/our Agent to exercise this power.

IN WITNESS WHEREOF, I have executed this Specific Durable Power of Attorney, which shall not be affected by disability, incapacity or incompetence and I/we have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Dated this the 21st day of July 2023.

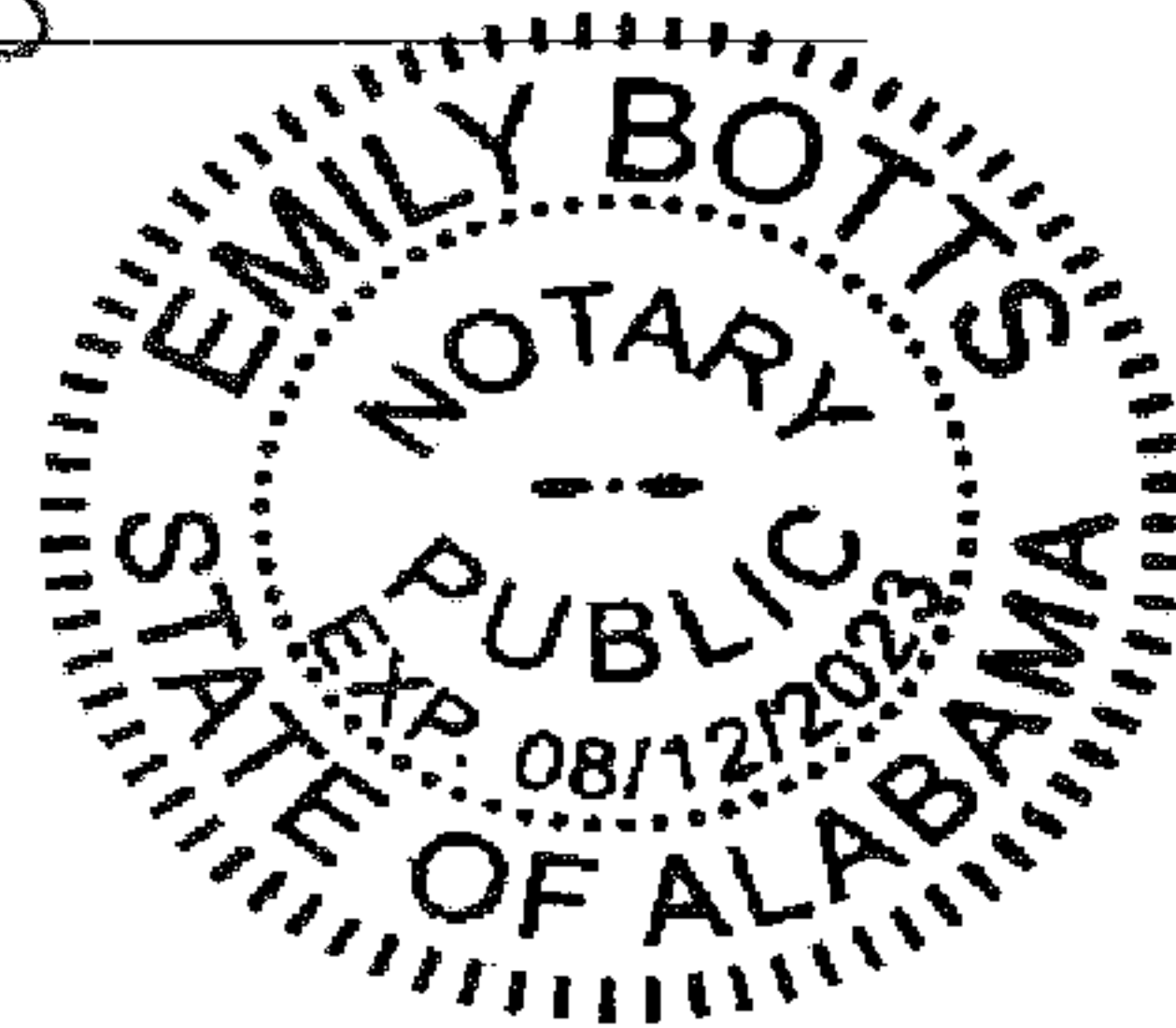
Melvin Kenneth Leverette
Melvin Kenneth Leverette

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Melvin Kenneth Leverette**, whose name is signed to the foregoing Specific Durable Power of Attorney and who is known to me, acknowledged before me on this day that being informed of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 31st day of July 2023.

Emily Botts
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/12/23



THIS INSTRUMENT PREPARED BY:
Nedra M. Garrett, Attorney
1401 Doug Baker Boulevard, Suite 107-122
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 12:32:53 PM
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Allie S. Bayl