

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

**SPECIFIC POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Ernestina Ortega De Ontiveros**, being of sound mind, do hereby nominate, constitute, and appoint **Brandon Rivas Ortega** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Knox Faulkner**, including the loan and mortgage with **United Wholesale Mortgage LLC.**, its successors and assigns, (the "Lender"), for the property located in Shelby County, Alabama known as **1457 Caribbean Circle, Alabama 35007**, and more particularly described in Exhibit "A" attached hereto.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include, but not be limited to, the authority to execute a note and mortgage on my behalf for the loan to Lender, the Closing Disclosure and addendums, title documents, and any other closing documents associated with the loan being made to **Brandon Rivas Ortega and Ernestina Ortega De Ontiveros**, and the mortgage on the property in which I will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this Power of Attorney.

The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on the date of execution of this Instrument. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **December 31, 2023** Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by **Brandon Rivas Ortega** notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

IN WITNESS WHEREOF, **Ernestina Ortega De Ontiveros**, as Principal, has signed this Specific Durable Power of Attorney this the 24 day of July, 2023.

Ernestina Ontiveros  
Ernestina Ortega De Ontiveros,

STATE OF Kansas  
COUNTY OF Sedgwick

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Ernestina Ortega De Ontiveros**, whose name is signed to the foregoing Specific Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 24<sup>th</sup> day of July, 2023.

(SEAL)

[Signature]  
Notary Public

This instrument prepared by:

The Law Offices of Jack R. Thompson, Jr., LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
205-410-7591

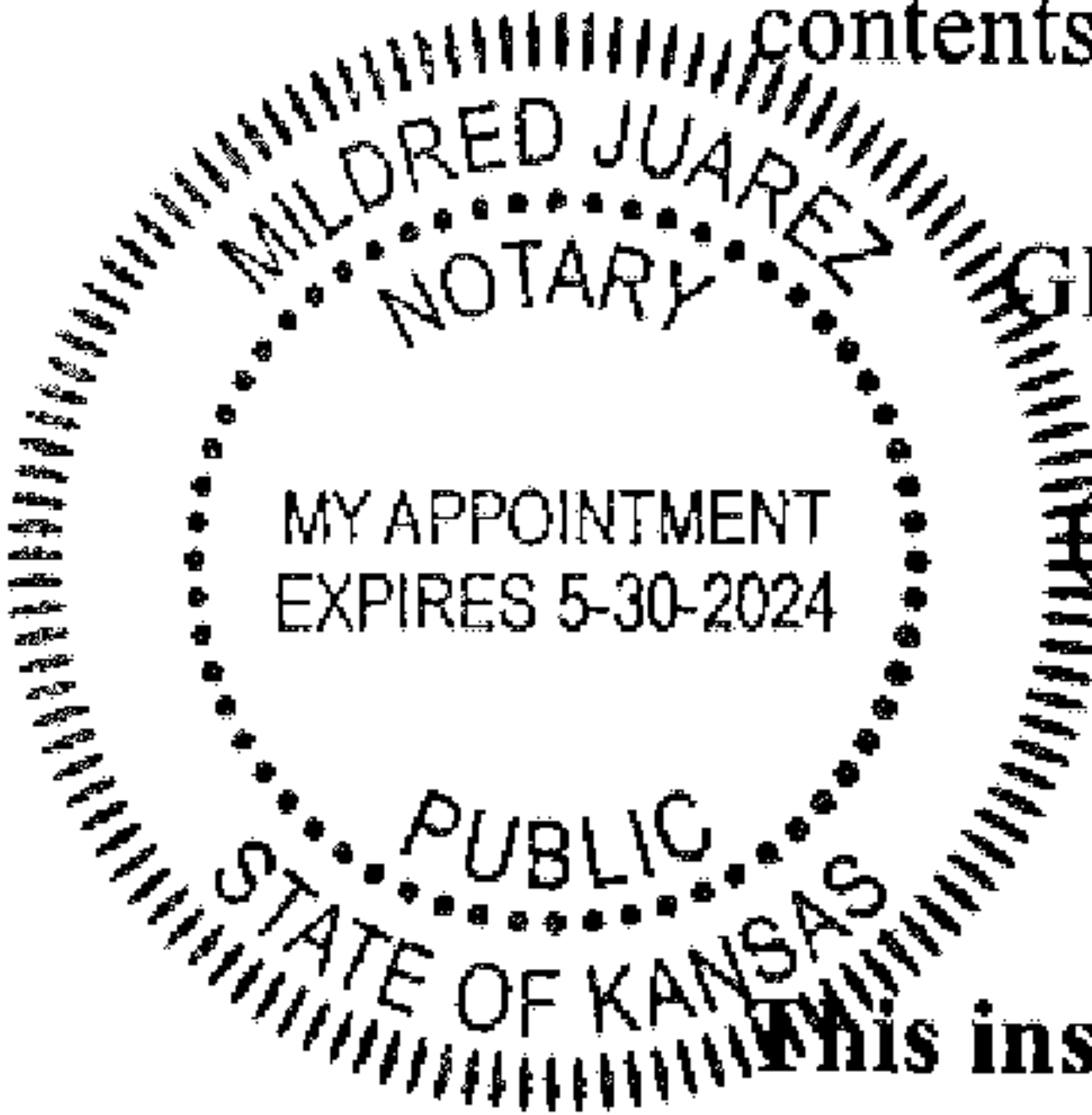


EXHIBIT A

Lot 30, Block 5, according to the Map and Survey of Southwind Third Sector, as recorded in Map Book 7, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2023 03:27:39 PM  
\$28.00 JOANN  
20230804000236500

*Allie S. Bayl*