

Property Address: 1805 Morning Sun Circle, Birmingham, AL 35242

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I/We, Ryan Roger Shea
being a resident citizen(s) of the State of Alabama, County of Shelby having entered into a real
estate contract for the purchase/sale and/or mortgage of certain real property located at **1805 Morning Sun Circle,**
Birmingham, AL 35242 and being desirous of completing the purchase/sale and/or mortgage of said property,
which is located in **Shelby**, Alabama, and being more specifically described as:

**Unit 1805, in Horizon, a Condominium, as established by that certain Declaration of Condominium of
Horizon, a Condominium, which is recorded in Inst. # 2001-40927 to which Declaration of Condominium a
plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the
Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of
The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest
in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium
of Horizon, a Condominium.**

**Loan #8030502625 Loan Amount \$138,750.00 Mortgage made to Fairway Independent Mortgage
Corporation**

And with the advance knowledge that I/we will be outside of the City of Birmingham at the time said real estate
transaction is to take place; and being desirous of authorizing someone to act in my/our stead and on my/our
behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint, citizen of
County, State of as my/our true and lawful Attorney in Fact to act in my/our stead and on my/our behalf, to
participate in and conduct all of my/our affairs concerning the sale of the above referenced real estate and on
my/our behalf and in my/our name. For these purposes, I/We hereby give to the said Lisa Shea
full power and authority to act in my/our name and on my/our behalf, by doing any and all acts or actions of
whatever nature I/we could do myself/ourselves if I/we were present in person and performing said acts, including
but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and
mortgages and/or any other documents requiring my/our signature which relate to the sale of the above described
real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of
Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me/us,
which writing must be properly recorded in Jefferson County, Alabama, and making reference to the above
referenced real property.

This Power of Attorney shall not be affected by my/our disability, incompetency or incapacity.

I/we do hereby ratify and confirm all acts and actions which my/our said Attorney in Fact shall lawfully do by
virtue of this Power of Attorney, and I/We do agree to be bound by the same. I/we do authorize and acknowledge
that minor changes in these terms may be necessary and my/our said Attorney in Fact shall have full authority and
power to agree to the same on my/our behalf.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 4th day of October, 2023.

Ryan Roger Shea
Ryan Roger Shea

STATE OF Alabama
COUNTY OF Jefferson

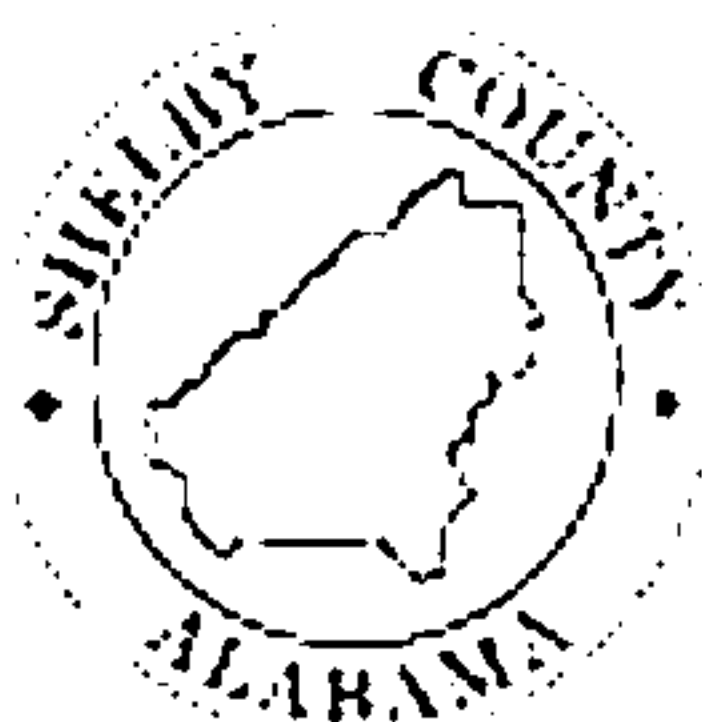
I, the undersigned Notary Public in and for said County and State, hereby certify that Ryan Roger Shea whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, 2023.

Palmer Austin Mordecai
Notary Public
My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2023 10:55:18 AM
\$25.00 BRITTANI
20231011000301820

Specific POA (Borrower – AL)

Allen S. Bayl