

**DURABLE AND SPECIFIC
POWER OF ATTORNEY**

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Joseph N. Garner**, of Jefferson County, Alabama, do hereby nominate, constitute and appoint **Joe N. Garner**, as my true and lawful agent and attorney-in-fact, for me, with full authority to do and perform all or any of the acts, deeds or mortgage, for the sale of real estate located at:

8198 Castlehill Road, Birmingham, AL 35242

and being further described as:

See Exhibit "A"

- (1) To deposit or withdraw funds from any account I have, or in which I have any interest, at any bank, savings and loan association, brokerage firm or other institution, and to sign my name to checks or other evidences of withdrawal.
- (2) To buy, receive, lease, accept or otherwise acquire; to sell, convey, mortgage, hypothecate, pledge, quitclaim or otherwise encumber, or dispose of; or to contract or agree for the acquisition, disposal or encumbrances of any property whatsoever, or any custody, possession, interest, or right therein, upon such term, considerations and conditions as my said attorney shall think proper and to execute in my name any paper evidencing the agreement to purchase said property, including bills of sale and deeds and mortgages of conveyance.
- (3) To make, do and transact all and every kind of business of whatsoever nature or kind, including the receipt, recovery, collection, payment, compromise, settlement and adjustment of all account, legacies, bequests, interests, dividends, annuities, demands, debts, taxes and other obligations, or any rebate, refund or discount thereon, which may now or hereafter be due, owing or payable by me or to me.
- (4) To make, endorse, accept, receive, sign, seal, execute, acknowledge and deliver deeds, contracts, assignments, agreements, certificates, hypothecations, checks, notes, vouchers, receipts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient or proper in the premises, including, without limiting the generality of this power, the right to enter into contracts with respect to any program of the government of the United States or any agency, division or department thereof.

I do hereby give an grant unto my said attorney, full power and authority to do and perform all and every act and thing whatsoever about my property and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specifically enumerated powers being in aid

and exemplification of the full, complete and durable and specific power herein granted and not in limitation or definition thereof; and I hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

This instrument is a Durable and Specific Power of Attorney and shall not be affect by my disability, incompetence, or incapacity and shall remain in full force and effect until revoke by instrument in writing, acknowledge in like manner as deeds of conveyance, and recorded in the office of the Judge of Probate of Jefferson County, Alabama.

This Power of Attorney will expire on April 15, 2024.

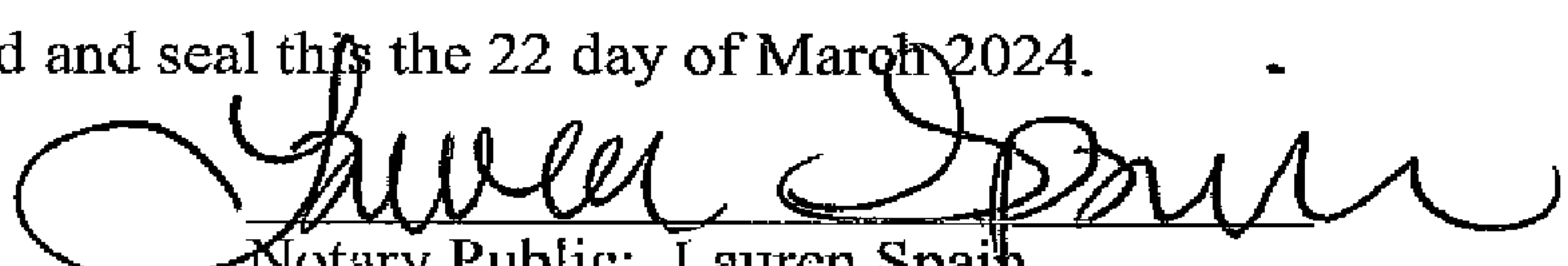
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22 day of March, 2024.


Joseph M. Garner

State of Jefferson
County of Alabama

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

Given under my hand and seal this the 22 day of March 2024.


Notary Public: Lauren Spain

LAUREN SPAIN
Notary Public, Alabama State at Large
My Commission Expires January 18, 2027

My Commission Exp: 1/18/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2024 02:32:32 PM
\$25.00 JOANN
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Allen S. Bayl