

SPECIAL POWER OF ATTORNEY

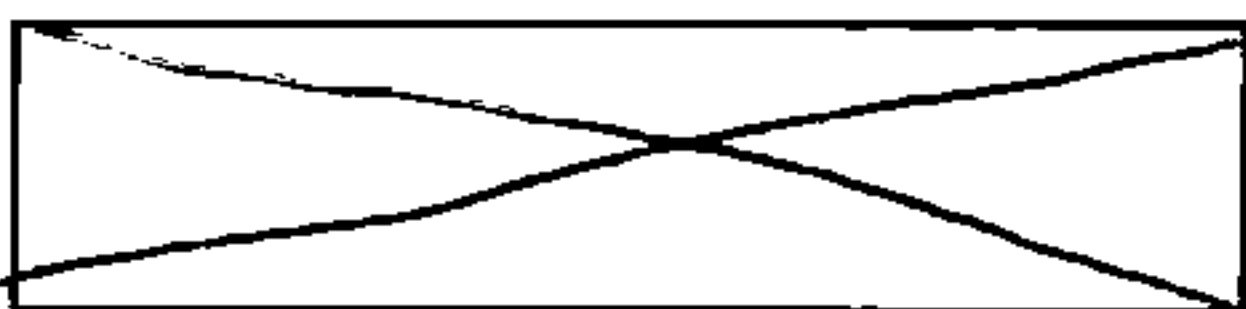
Real Estate - Sale/Purchase/Refinance

THIS IS A MILITARY POWER OF ATTORNEY PREPARED PURSUANT TO TITLE 10, UNITED STATES CODE, SECTION 1044A, AND EXECUTED BY A PERSON AUTHORIZED TO RECEIVE LEGAL ASSISTANCE FROM THE MILITARY SERVICES. FEDERAL LAW EXEMPTS THIS POWER OF ATTORNEY FROM ANY REQUIREMENT OF FORM, SUBSTANCE, FORMALITY, OR RECORDING THAT IS PRESCRIBED FOR POWERS OF ATTORNEY BY THE LAWS OF A STATE, THE DISTRICT OF COLUMBIA, OR A TERRITORY, COMMONWEALTH, OR POSSESSION OF THE UNITED STATES. FEDERAL LAW SPECIFIES THAT THIS POWER OF ATTORNEY SHALL BE GIVEN THE SAME LEGAL EFFECT AS A POWER OF ATTORNEY PREPARED AND EXECUTED IN ACCORDANCE WITH THE LAWS OF THE JURISDICTION WHERE IT IS PRESENTED.

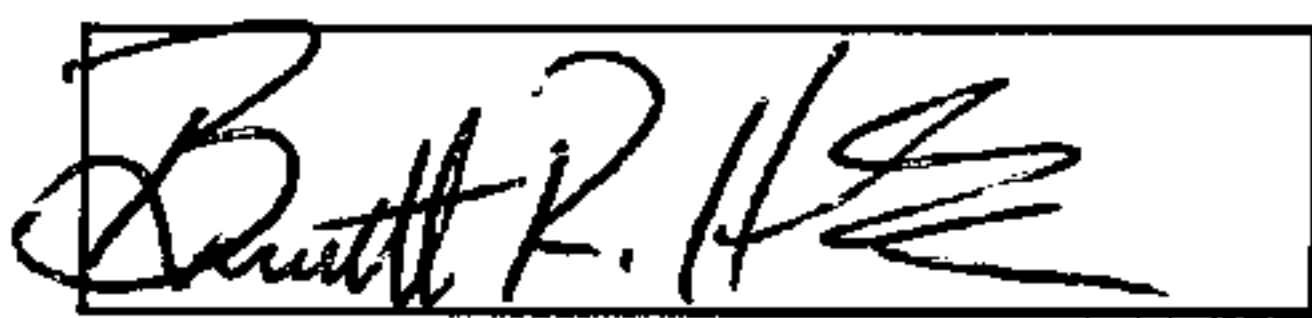
KNOW ALL PERSONS BY THESE PRESENTS:

That I, Brett Robert Hunsuck, of the State of Texas, do hereby appoint Amanda Joyce Reyes, currently residing in (city & state) Helena, AL, as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following **SIGNED** subjects:

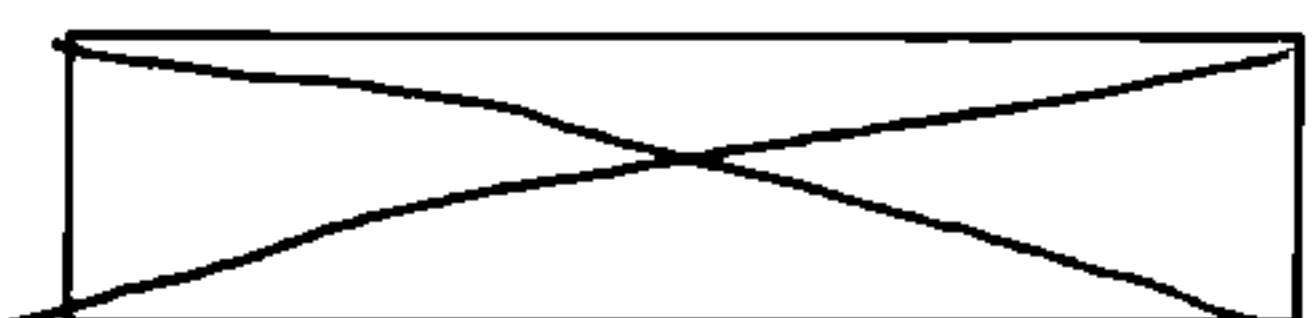
- * To grant a power, **SIGN** your name in the box in front of the power.
- * To withhold a power, **cross out** the box. 



A. SELL REAL ESTATE: To bargain, sell, assign, and convey, using the standard of a reasonable seller under no compulsion to sell, and engaging in an arms-length bargaining transaction, to any person of my attorney's choice, all my right, title and interest in real property located at _____, and to convey by deed or general warranty with the customary covenants; to receive, on my behalf, payment of the purchase money for the real property described above in any manner that my attorney shall deem wise; to transmit these moneys to me, and to sign, seal, execute and deliver any and all deeds, contracts, or other documents necessary to carry out the foregoing.



B. PURCHASE REAL ESTATE: To purchase in my name and for my use the below-described real property located at 9407 Brook Forest Circle, in the County of Jefferson, and in the State of Alabama, and for that purpose to make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver any application forms, documents, instruments, or paper necessary or convenient to enter into both a contract and mortgage or deed of trust upon said real estate for such price, at such rate of interest and upon such terms as he/she shall deem best, but the loan will not exceed \$ 150,793 and will be repaid over a period not to exceed 30 years. Including, but not limited to, the authority to execute all necessary documents including the Deed of Trust note and Deed of Trust to encumber the property to secure payment of the purchase price therefor and to execute such related documents required by the Department of Veterans Affairs for its guaranty of such loan, it being my intention, to which my consent is hereby expressed, to use my VA loan guaranty entitlement or eligibility for this loan. The above described property is to be occupied as a home by me and my family.



C. REFINANCE MORTGAGE: To do any and all acts necessary or appropriate to encumber my real property by giving up a first, second or other mortgage on my property, or to give up a note in exchange for refinancing said property, or in any other way to encumber said property in exchange for a refinancing agreement, said property being located at _____, and to sign, seal, execute, and deliver any and all deeds, contracts, or other documents necessary to carry out the foregoing. Furthermore, I explicitly authorize my attorney-in-fact to utilize any entitlement that may be forthcoming from the Veterans Administration based upon my status as a member of the Armed Forces (if applicable).

I HEREBY GIVE AND GRANT UNTO MY ATTORNEY-IN-FACT FULL POWER AND AUTHORITY TO DO AND PERFORM EACH AND EVERY ACT AND MATTER CONCERNING THE SUBJECT OF THIS DOCUMENT AS FULLY AND EFFECTUALLY TO ALL INTENTS AND PURPOSES AS I COULD DO LEGALLY IF I WERE PRESENT.

I HEREBY AUTHORIZE MY ATTORNEY-IN-FACT TO INDEMNIFY AND HOLD HARMLESS ANY THIRD PARTY WHO ACCEPTS AND ACTS UNDER OR IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

This Power of Attorney shall become effective when I sign and execute it below. Unless sooner revoked or terminated by me, this Power of Attorney shall become **NULL and VOID** on the 1 day of March, 2021 (not to exceed 2 years).

I intend for this to be a DURABLE Power of Attorney. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent. All acts done by my Attorney-in-Fact hereunder shall have the same effect and inure to the benefit of and bind myself and my heirs as if I were competent, and not disabled, incapacitated, or incompetent.

I shall be considered disabled or incapacitated for purposes of this Power of Attorney if a physician, based on that physician's examination, certifies in writing at a date subsequent to the date which this Power of Attorney is executed, that I am disabled from or incapable of exercising control over my person, property, personal affairs, or financial affairs. I authorize the physician who so certifies, to disclose my physical or mental condition to another person for purposes of this Power of Attorney. A third party who accepts this Power of Attorney, endorsed by proper physician certification of my disability or incapacity, is held harmless and fully protected from any action taken under this Power of Attorney.

Notwithstanding my inclusion of a specific expiration date herein, if on the above-specified expiration date, or during the sixty (60) day period preceding that specified expiration date, I should be or have been determined by the United States Government to be in a military status of "missing," "missing in action," or "prisoner of war," or if I should be or have been properly certified, in writing, by a physician to be disabled from or incapable of exercising control over my person, property, personal affairs, or financial affairs, then this Power of Attorney shall remain valid and in full effect until sixty (60) days after I have returned to United States military control following termination of such status or sixty (60) days after I have recovered from such disability unless sooner revoked or terminated by me.

I HEREBY RATIFY ALL THAT MY ATTORNEY-IN-FACT SHALL LAWFULLY DO OR CAUSE TO BE DONE BY THIS DOCUMENT.

ALL BUSINESS TRANSACTED HEREUNDER FOR ME OR FOR MY ACCOUNT SHALL BE TRANSACTED IN MY NAME, AND ALL ENDORSEMENTS AND INSTRUMENTS EXECUTED BY MY ATTORNEY FOR THE PURPOSE OF CARRYING OUT THE FOREGOING POWERS SHALL CONTAIN MY NAME, FOLLOWED BY THAT OF MY ATTORNEY AND THE DESIGNATION "ATTORNEY-IN-FACT."

IN WITNESS WHEREOF, I sign, seal, declare, publish, make and constitute this as and for my Power of Attorney at Fort Hood, TX, on the 21 day of March, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2019 02:09:30 PM
\$15.00 CHERRY
20190506000151460

Ann S. Byrd

GRANTOR

Printed Name: Brett Robert Hunsuck

ACKNOWLEDGEMENT BY A NOTARY PUBLIC

State of _____)

County of _____)

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, Grantor, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal of office.

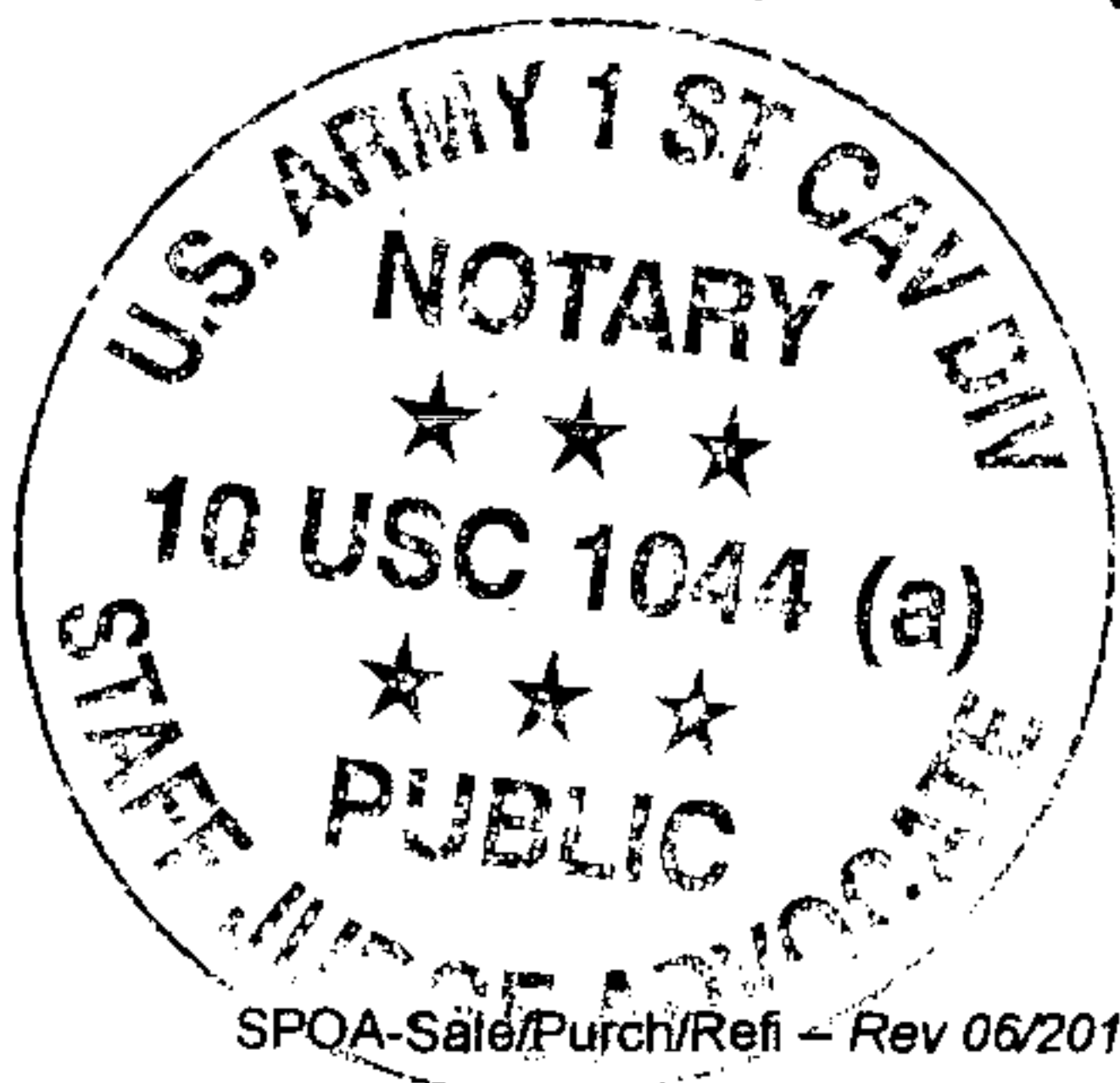
Notary Public

ACKNOWLEDGEMENT BY A MILITARY NOTARY PURSUANT TO TITLE 10 U. S. C. 1044a

With the United States Armed Forces)

At Fort Hood, TEXAS)

On this the 21st day of MARCH, 2019, before me, personally appeared the above named BRETT ROBERT HUNSUCK, Grantor, satisfactorily proven to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same. The undersigned does further certify that I am, on the date of this certificate, a person with the power described in Title 10 U.S.C. 1044a of the grade, branch of service, and organization stated below in the active service of the United States Armed Forces, or an authorized civilian attorney under Title 10 U.S.C. 1044a, and that by statute no seal is required on this certificate, under authority granted to me by Title 10 U.S.C. 1044a.



Notary Public

Name of Officer: ROBERT G. REID

Position: Paralegal NCO

Grade and Branch of Service: E-5, Active Duty Army

Command or Organization: AAC, 1-8 CAV, 203d