

STATE OF ALABAMA  
COUNTY OF Shelby

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07/13/2020 01:20:21 PM  
POA 1/2

SPECIFIC POWER OF ATTORNEY  
TO  
PURCHASE AND MORTGAGE REAL ESTATE

BE IT KNOWN, that on this 28<sup>th</sup> day of May, 2020, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

James C. Bennett  
("Principal")

a person of the full age of majority who declared that he is a party to that certain Sales Contract originally dated May 11, 2020 in which <sup>QCB</sup>he has agreed to purchase from G. Jerry Klamer, real property located at 112 Courtyard Drive, Chelsea, Alabama 35043, Shelby County, Alabama, said property being more particularly described as follows:

LOTS 25A AND 25B ACCORDING TO THE RESURVEY OF LOT 25 OF COURTYARD MANOR SUBDIVISION AND LOT 27A OF RESURVEY OF LOTS 27 AND 28, COURTYARD MANOR SUBDIVISION, SAID RESURVEY BEING RECORDED IN MAP BOOK 41, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

And Principal further declared that he does name, constitute and appoint and does by these presents make, constitute and appoint, **Pamela L. Bennett**, a person of the full age of majority, his true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for him, all in his name and behalf, to represent his interests as she sees fit and to purchase for the total purchase price of \$840,000.00 the herein referenced real property in accordance with the terms of the Sales Contract referenced herein and on any other terms and conditions as he sees fit, in his absolute discretion, and to borrow money from "natural person/legal entity under agreement to accept the Land herein as security for a mortgage from vested owner", its successors and/or assigns as their respective interests may appear ("Lender") in the amount of \$ 770,000, upon such terms and conditions as the said Attorney shall deem prudent (being within my Attorney's sole discretion) and to grant mortgages in favor of said Lender to secure said debts on the herein described real property.

QCB  
not more  
there

The powers granted herein include the powers to pass, sign and execute all affidavits, settlement statements, promissory notes, mortgages and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually,

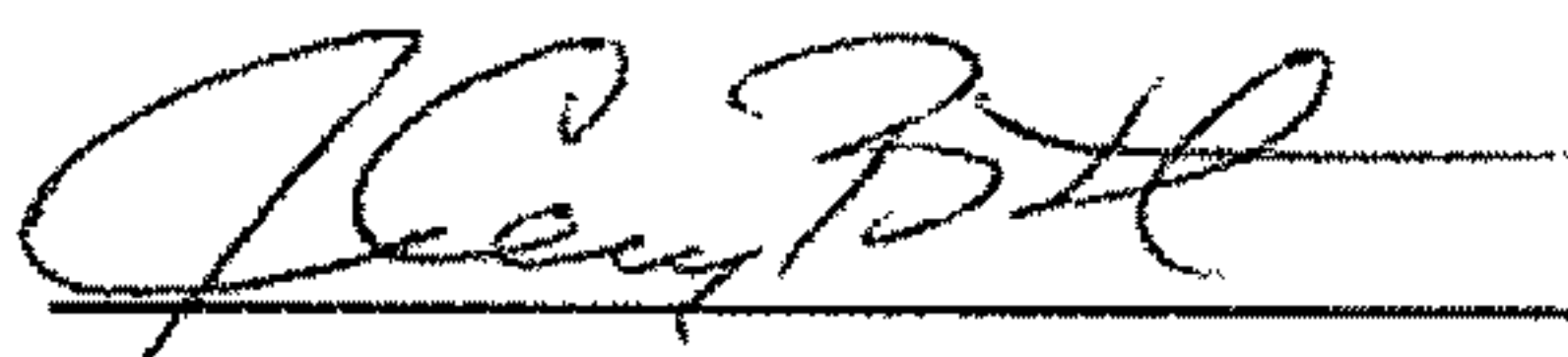
and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Principal could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Principal.

In consideration of acceptance of this power of attorney, I agree to hold harmless and indemnify any person or party relying on same from any loss, claim or damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

THUS DONE AND PASSED on the day, month and year herein first written above.

  
James C Bennett

STATE OF ALABAMA  
COUNTY OF Shelby

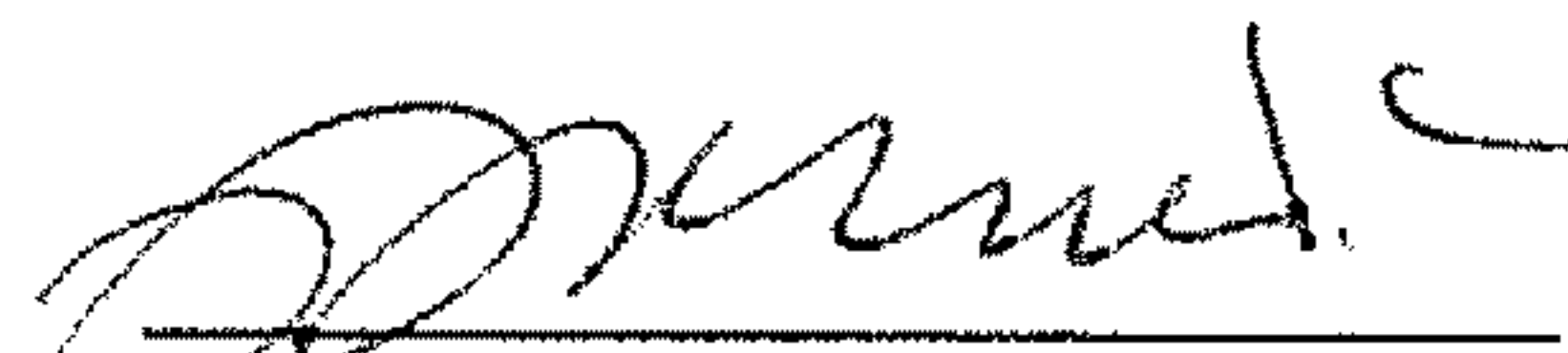
Jefferson BB

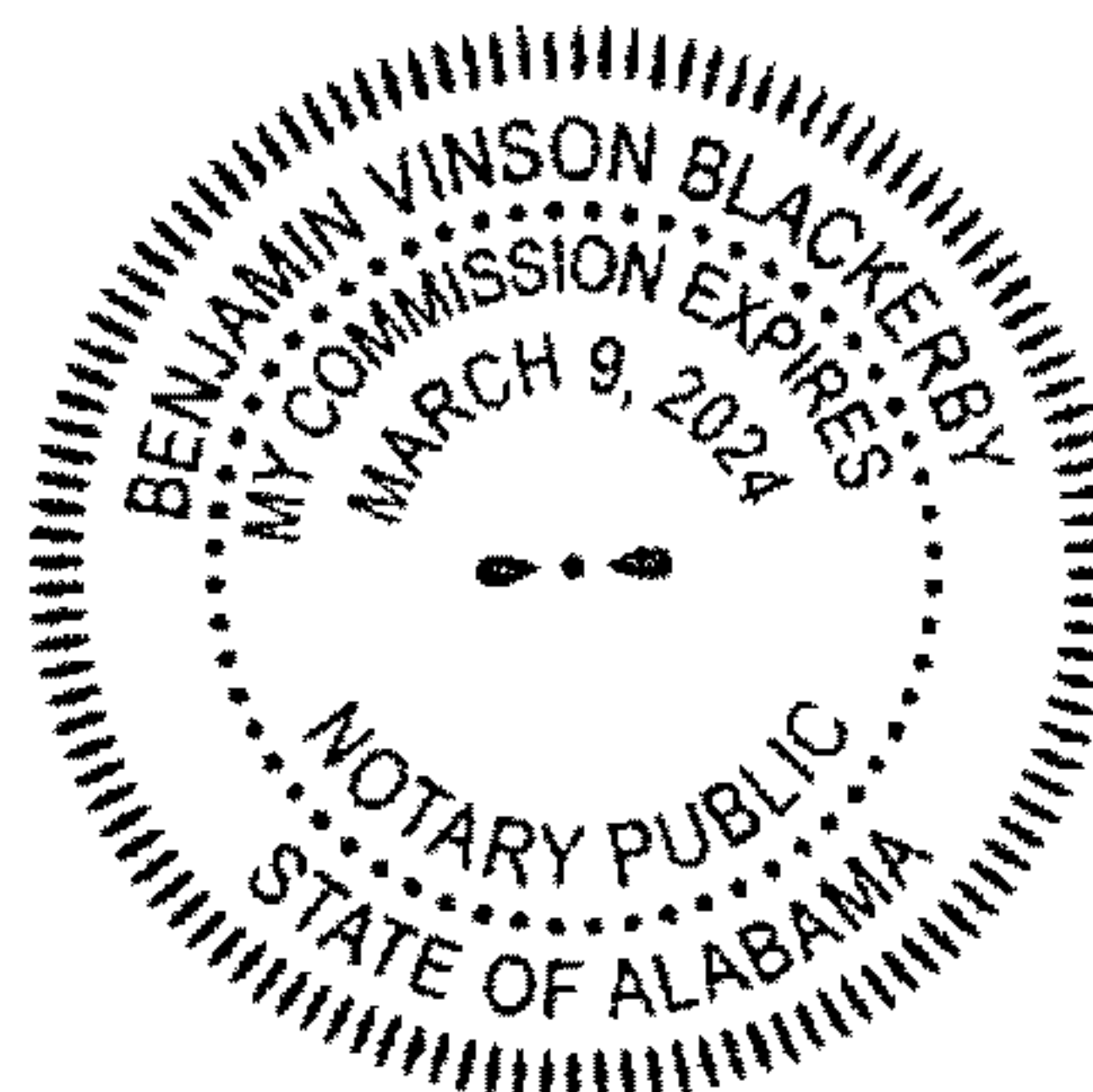


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/13/2020 01:20:21 PM  
\$25.00 MIST  
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Allen S. Bayl

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that James C. Bennett, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 28<sup>th</sup> day of May, 2020.

  
Notary Public  
My Commission Expires: 3-9-24



THIS INSTRUMENT PREPARED BY:  
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