



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2020 11:18:28 AM
S22.00 CHARITY
20201204000555360

Allen S. Byrd

DURABLE POWER OF ATTORNEY
(Specific and Limited)

STATE OF ALABAMA
SHELBY COUNTY

20201204000555360
12/04/2020 11:18:28 AM
POA 1/1

This power of attorney shall not be effected by disability, incompetency, or incapacity of the principal in accordance with Alabama Code Section 26-1-2 (1975).

1. **APPOINTMENT OF ATTORNEY IN FACT.** I, **Mary J Dean**, as principal ("Principal"), a resident of the State and County aforesaid, have made, constituted and by these presents to make, constitute and appoint, **Steven Dean** as my true and lawful agent and attorney-in-fact ("Agent") to do and perform any and all acts, to take any actions and execute any documents in connection with the purchase of the property for no more than **Two Hundred Eighteen Thousand and 00/100 Dollars (\$218,000.00)** described as:

Lot 7-116, according to the Survey of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, Instrument 20061229000634370, and Supplementary Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector as recorded in Instrument 20151230000442850, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, are hereinafter collectively referred to as "Declaration").

also known as: **2044 Springfield Drive, Chelsea, AL 35043**

as I may do in my own stead. This Power of Attorney shall be valid and of full force and effect for thirty (30) days from the date of execution of this Power of Attorney.

2. **EXECUTION AND DELIVERY.** The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefor, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.

3. **RELIANCE ON AUTHORITY.** Any person, firm or corporation dealing with Agent under the authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.

4. **LIMIT ON AGENT'S AUTHORITY.** The authority of the Agent is specific and limited as set out above.

5. **EFFECTIVE DATE OF AGENT'S AUTHORITY.** This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this the 24th day of **November**, 2020.

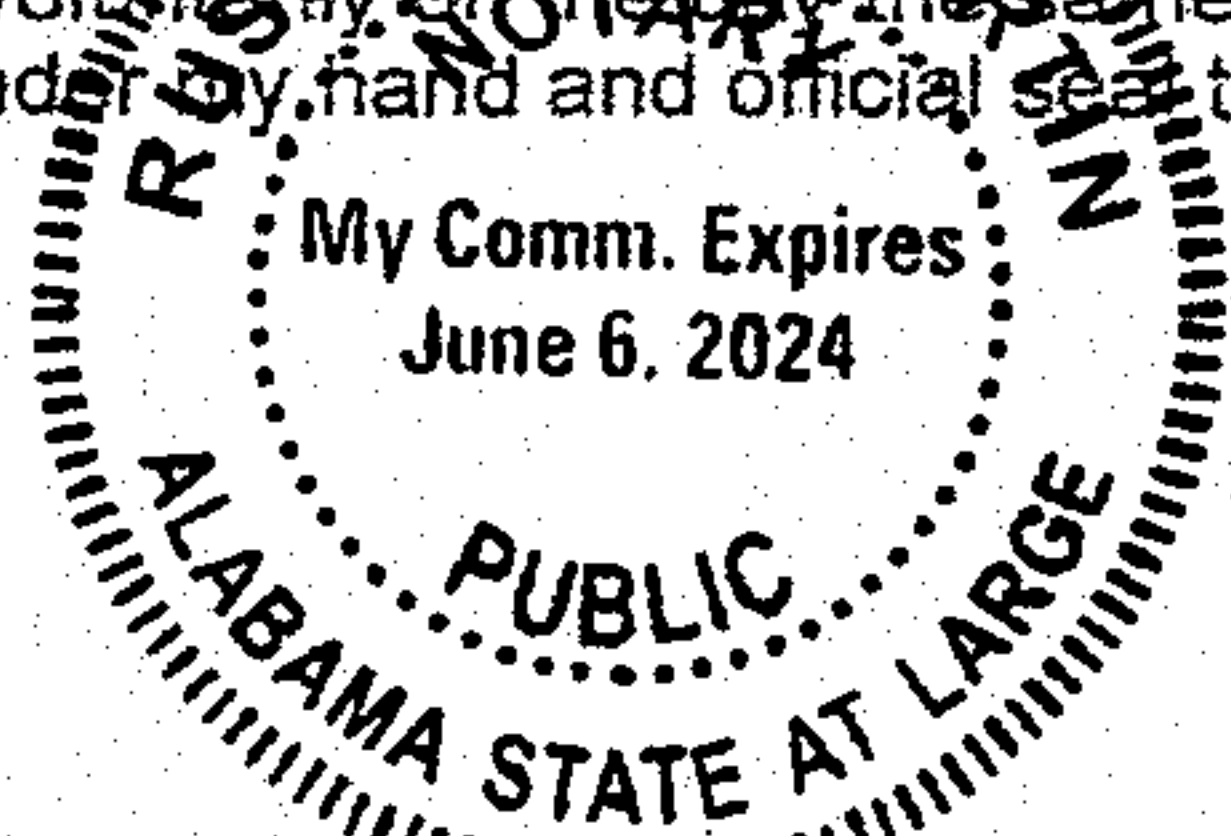
PRINCIPAL:

Mary J Dean
Mary J Dean

STATE OF Alabama
Shelby COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mary J Dean** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that he is informed of the contents of the limited power of attorney she executed the same voluntarily, and that the same bears date.

Given under my hand and official seal this 24 day of **November**, 2020.



Russell H. Martin
Notary Public: Russell H. Martin
My Commission expires: June 6th, 2024