

**Record and Return to:**

**20210104000001370  
01/04/2021 10:53:49 AM  
POA 1/3**

**File No.:**

## **SPECIFIC POWER OF ATTORNEY (SELLER)**

**STATE OF Alabama  
COUNTY OF Shelby**

KNOW BY ALL MEN THESE PRESENTS THAT **Shirley M McDurmont** of Cobb County, State of Georgia, does hereby nominate and constitute and appoint **Joseph P McDurmont** for me and in my name, place and stead to sell the real property known as **49 Hawthorn Street Birmingham Alabama**, which property is further described to wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

My said attorney in fact is empowered to sell said real property on such terms and conditions as said attorney in fact may deem advisable and to do in my name, place and stead all things which said attorney-in-fact deems necessary to sell said real property herein described including any and all interest therein and or improvements located thereon, including specifically the following:

To execute and deliver deeds, with or without warranty, all closing documents, including but not limited to, closing statements, certifications, acknowledgments, agreements, and other documents of every kind and character necessary and or incidental to consummate the sale of the above referenced property. My said attorney-in-fact shall further have the power and authority to amend, modify, change or supplement any sales contract, if necessary or incidental for the consummation of the sale of the above referenced property;

To sign, endorse, receive, deposit, or issue monies, checks, notes, or other obligations or instruments;

To swear and depose on our behalf and in our stead to any affidavit relating to said property;

To execute any other instruments under seal, which may reasonably be required for the purchase and closing of, said property;

To make any adjustments, on closing of said property, for interest, taxes, assessments, insurance, utilities, sewage, or any other amounts and to receive or pay out any money that may be necessary as a result of any such adjustments;

To do any and all other acts or things related to said real property that might be done in selling said real property;

In the event of my incompetence, insanity or any other legal disability, I hereby declare that any acts performed by my said attorney pursuant to this Power of Attorney during such period of incompetence, insanity or other legal disability shall be and remain binding on me, our legal guardians and legal representatives in the same manner that such acts may have been binding on me had I not been incompetent, insane or under any other legal disability. Provided by 26-1-2 Code of Alabama 1975

Third parties may rely upon the representations of my attorney in fact as to all matters relating to any power granted to my attorney and no person who may act in reliance upon the representation of my attorney or the authority granted to my attorney shall incur any liability to me or my estate as a result of permitting my attorney to exercise any power.

This Power of Attorney shall remain in full force and effect until such time as I revoke it by a written instrument signed and dated by me and such revocation will only be effective as of the date and time said revocation is filed of record in the office of the real estate records of the county where such property which is the subject hereof is located.

This Power of Attorney shall be regarded for all purposes as an Alabama document; the validity and construction hereof shall be governed in all respects by the laws of the State of Alabama and the powers and provisions herein contained shall be administered, exercised and carried into effect according to the laws of the State of Alabama.

The invalidity of any one or more phrases, clauses, sentences or paragraphs of this Power of Attorney shall not affect the enforceability of any remaining part or parts of the Power of Attorney; all of the phrases, clauses, sentences and paragraphs hereof are inserted conditional on their being deemed valid by a court of competent jurisdiction; and in the event that any one or more of the phrases, clauses, sentences, or paragraphs herein contained shall be held to be unenforceable, then the remaining non-offensive portions of this Power of Attorney shall be construed as if such unenforceable phrases, sentences or paragraphs had not been inserted herein.

I hereby declare that any act or thing lawfully done hereunder by my said attorney in fact shall be binding on me, my heirs, representatives and assigns, and I hereby ratify and confirm everything my attorney in fact shall do by virtue of this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seals to the Power of Attorney this 28<sup>th</sup> day of December, 2020.

  
Unofficial Witness

  
Shirley M. McDermont (SEAL)

State of Georgia)  
County of Cobb)

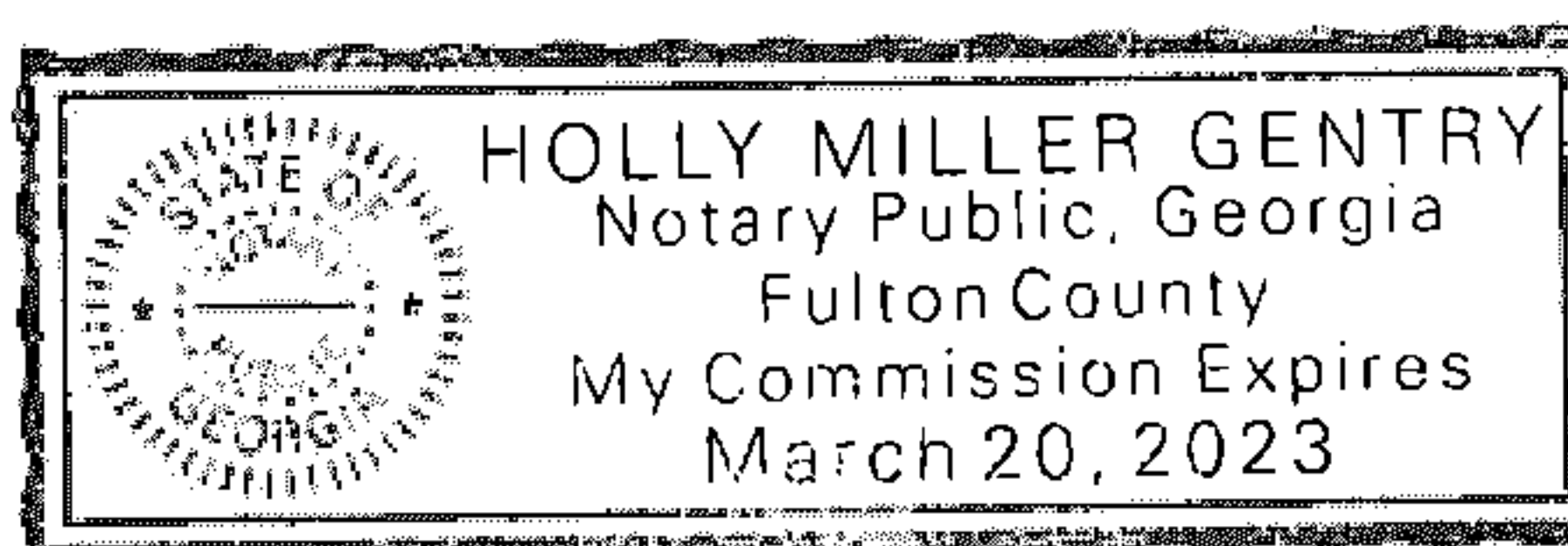
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Shirley M. McDermont whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged and signed before me on this day that being informed of the contents of the Power of Attorney, she executed the same voluntarily, on the day the same bears date.


Sworn to and subscribed before me this

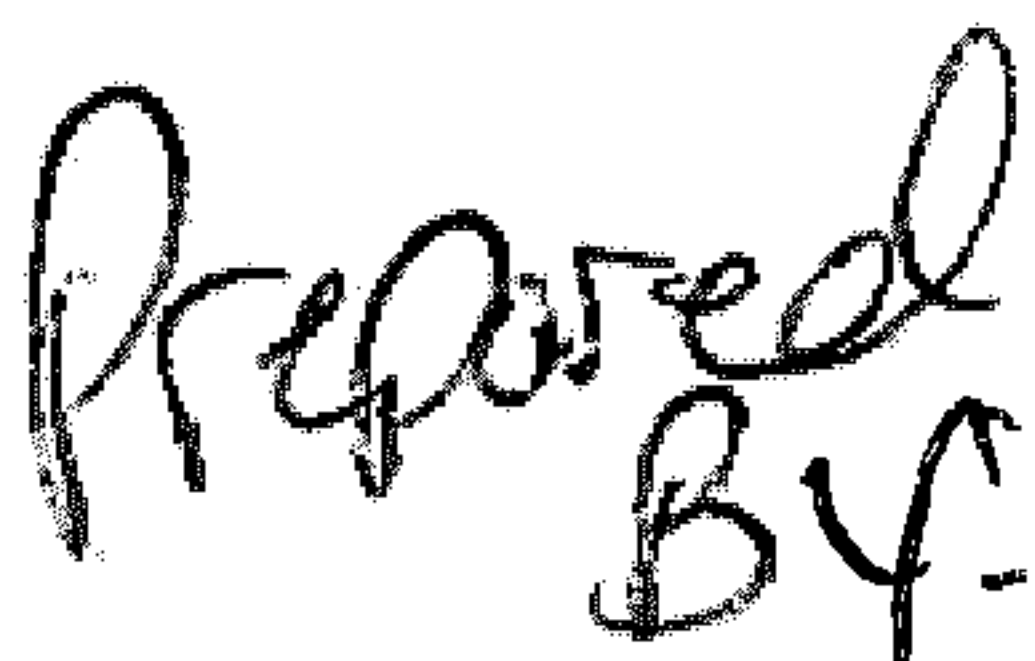
28<sup>th</sup> day of December, 2020

  
Notary Public

My Commission expires: \_\_\_\_\_



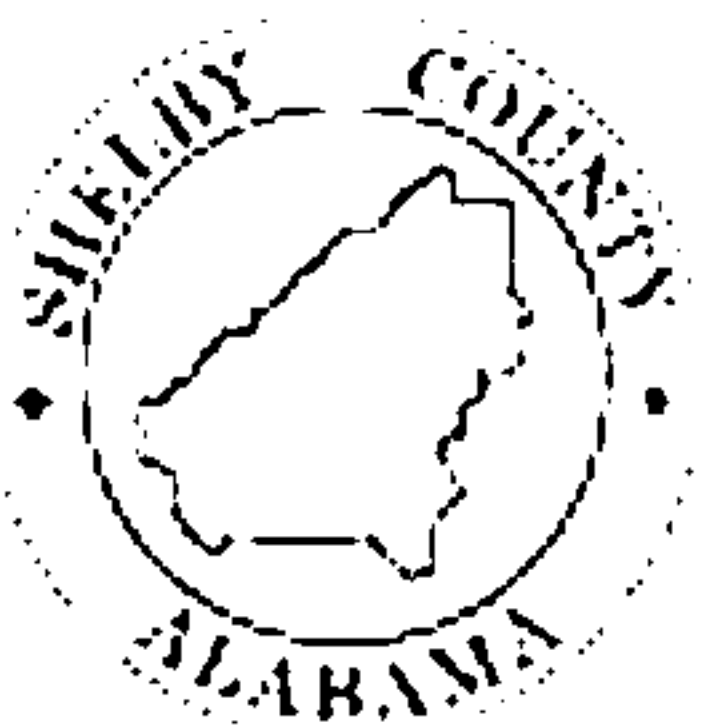
  
Law Office of Jeff W. Parmer, LLC  
2204 Lakeshore Drive  
Suite 125  
Birmingham, Alabama 35209  
PH: 205.871.1440  
FAX: 205.871.1441

  
Prepared BY

## EXHIBIT "A"

Lot 8-11 Block 8, according to the Map of Mt. Laurel- Phase 1 A, Map Book 27, Page 72 B. as recorded in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County Alabama

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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2021 10:53:49 AM  
\$28.00 CHERRY  
20210104000001370

*Allen S. Bayal*