

SPECIAL POWER OF ATTORNEY FOR CLOSING ON REAL ESTATE

KNOW ALL MEN BY THESE PRESENT, THAT I Janis D. Roberts,
(Principal) currently living in the municipality of Chicago, State of Illinois,
desiring to execute a SPECIAL POWER OF ATTORNEY, hereby appoint,
David A. Roberts, of Hoover, Alabama, as my Attorney-in-
Fact to act as follows, GRANTING unto said full power to Execute any and all documents
necessary to close on the sale, purchase or refinance of the property described below,
commonly known as 651 Chelsea Forest Rd, Columbiana, Alabama, with full power and
authority for me and in my name to execute any and all documents necessary to effect the sale,
or purchase, conveyance, financing, refinancing and settlement on said property to any person
or persons of his choosing, including but not limited to, sales contracts and addendum thereto,
negotiable instruments, mortgages, deeds or other instruments of conveyance, disclosure
statements, closing or settlement statements, etc. FURTHER GRANTING full power and
authority to collect and receive any funds or proceeds of said sale in any manner which, in his
sole discretion, he sees fit.

The legal description of the land commonly known as 651 Chelsea Forest Rd., is as
follows, to-wit: Columbiana, Alabama.

See Attached Exhibit A.

All acts done by means of this power shall be done in my name, and all instruments and
documents executed by my Attorney hereunder shall contain my name, followed by that of my
attorney and the description "Attorney-in-Fact", excepting however any situation where local
practice differs from the procedure set forth herein, in that event local practice may be followed.
This SPECIAL POWER OF ATTORNEY shall be valid and may be relied upon by any third
parties until such time as any revocation is recorded in the recorder's office of the county where

the land is located.

Janis D. Roberts

Principal

Address of Principal: 515 West Arlington Pl. Chicago, IL.

Phone number where Principal can be contacted: 312 914-8980.

E-mail address of Principal: jdroberts@durkinroberts.com

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(THIS POWER OF ATTORNEY WILL NOT BE EFFECTIVE UNLESS IT IS NOTARIZED AND SIGNED BY AT LEAST ONE ADDITIONAL WITNESS, USING THE FORM BELOW.)

The undersigned witness certifies that Janis D. Roberts, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 12/30/2020.....

Alvaro Espinoza.....

Witness

The undersigned, a notary public in and for the above county and state, certifies that

Janis D. Roberts, known to me to be the same person whose name is subscribed as

principal to the foregoing power of attorney, appeared before me and the witness(es)

Alvaro Espinoza..... (and) in person and

acknowledged signing and delivering the instrument as the free and voluntary act of the

principal, for the uses and purposes therein set forth (, and certified to the correctness of the

signature(s) of the agent(s)).

Dated: 12/30/2020

Avinoam Gabi

Notary Public

My commission expires 7/23/2023

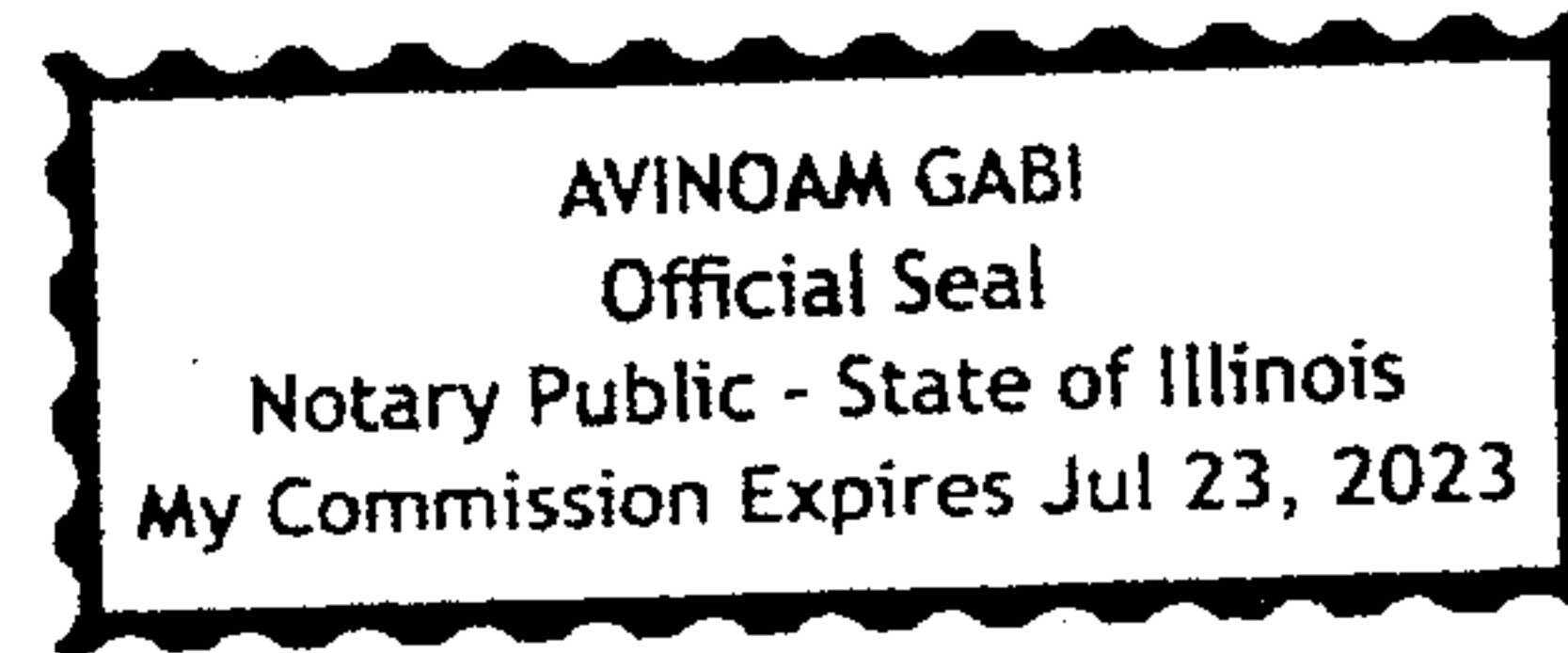


Exhibit A.

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land located in the Southeast 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Southeast 1/4 of Section 10, Township 20 South, Range 1 West; thence in an Easterly direction along the North line thereof a distance of 371.59 feet; thence 90 degrees 44 minutes 45 seconds right in a Southerly direction a distance of 267.89 feet to center of existing road; thence 105 degrees 10 minutes right in a Northwesterly direction along said road a distance of 157.84 feet to the beginning of a curve to the left, having a radius of 200.53 feet and a central angle of 45 degrees 36 minutes 30 seconds; thence in a Southwesterly direction along arc of said curve a distance of 159.63 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 121.95 feet to the beginning of a curve to the right having a radius 413.40 feet, a central angle of 17 degrees 44 minutes; thence in a Southwesterly direction along arc of said curve a distance of 127.95 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 31.91 feet; thence 127 degrees 42 minutes 30 seconds left in a Southeasterly direction a distance of 632.56 feet to the POINT OF BEGINNING; thence 180 degrees right in a Northwesterly direction a distance of 632.56 feet to a point in said road; thence 52 degrees 17 minutes 30 seconds left in a Southwesterly direction along said road a distance 98.35 feet to the beginning of a curve to the left having a radius of 131.03 feet and a central angle of 70 degrees 28 minutes 15 seconds; thence in a Southwesterly direction along said curve a distance of 161.16 feet to the end of said curve and the beginning of a curve to the left having a radius of 331.47 feet and a central angle of 31 degrees 12 minutes; thence in a Southerly direction along said curve and said road a distance of 180.50 feet to end of said curve; thence in a Southeasterly direction along said road a distance of 242.74 feet to the beginning of a curve to the right having a radius of 94.27 feet and a central angle of 52 degrees 51 minutes; thence in a Southwesterly direction along said curve a distance of 86.96 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 76.80 feet to the beginning of a curve to the left, having a radius of 754.96 feet and a central angle of 14 degrees 22 minutes; thence in a Southwesterly direction along said curve a distance of 189.30 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 32.26 feet to the beginning of a curve to the left having a radius of 680.48 feet and a central angle of 18 degrees 08 minutes; thence in a Southwesterly direction along the tangent of said curve a distance of 108.59 feet; thence 104 degrees 44 minutes left in an Easterly direction a distance of 379.29 feet to the Southwest corner of said Northwest 1/4 of the Southeast 1/4; thence 26 degrees 23 minutes 30 seconds left in a Northeasterly direction a distance of 378.05 feet; thence in a Northerly direction along the edge of existing lake to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

**ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY
FOR PROPERTY**

1. I, Janis D. Roberts
515 West Arlington Place
Chicago, IL. 60614

(insert name and address of principal)

hereby revoke all prior statutory powers of attorney for property executed by me
and appoint: (insert name and address of agent)

David A. Roberts
1143 Country Club Circle
Birmingham, Hoover, AL 35244

as my attorney-in-fact (my "agent") to act for me and in my name (in any way I
could act in person) with respect to the following powers, as defined in Section 3-4
of the "Statutory Short Form Power of Attorney for Property Law" (including all
amendments), but subject to any limitations on or additions to the specified powers
inserted in paragraph 2 or 3 below:

- (a) Real estate transactions.
- (b) Financial institution transactions.
- (c) Tangible personal property transactions.
- (d) All other property transactions.

2. The powers granted above shall not include the following powers or shall be
modified or limited in the following particulars:

None

3. In addition to the powers granted above, I grant my agent the following powers:

None.

4. My agent shall have the right by written instrument to delegate any or all of the foregoing powers involving discretionary decision-making to any person or persons whom my agent may select, but such delegation may be amended or revoked by any agent (including any successor) named by me who is acting under this power of attorney at the time of reference.

5. My agent shall be entitled to reasonable compensation for services rendered as agent under this power of attorney.

6. This power of attorney shall become effective on:

December 29, 2020

7. This power of attorney shall terminate on:

December 31, 2021

8. If any agent named by me shall die, become incompetent, resign or refuse to accept the office of agent, I name the following (each to act alone and successively, in the order named) as successor(s) to such agent:

N/A


(Include name, address and phone number for any named successors)

For purposes of this paragraph 8, a person shall be considered to be incompetent if and while the person is a minor or an adjudicated incompetent or disabled person or the person is unable to give prompt and intelligent consideration to business matters, as certified by a licensed physician.

9. I am fully informed as to all the contents of this form and understand the full

import of this grant of powers to my agent.

Dated: 12/30/2020

Signed: 
(Principal)

The undersigned witness certifies that Janis D. Roberts, known to me to be the same person whose name is subscribed as principal to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe him or her to be of sound mind and memory. The undersigned witness also certifies that the witness is not: (a) the attending physician or mental health service provider or a relative of the physician or provider; (b) an owner, operator, or relative of an owner or operator of a health care facility in which the principal is a patient or resident; (c) a parent, sibling, descendant, or any spouse of such parent, sibling, or descendant of either the principal or any agent or successor agent under the foregoing power of attorney, whether such relationship is by blood, marriage, or adoption; or (d) an agent or successor agent under the foregoing power of attorney.

Dated: 12/30/2020

Signed: 
(Witness)

State of Illinois)
County of Cook) SS.

The undersigned, a notary public in and for the above county and state, certifies that
....., known to me to be the same person whose name is subscribed as
principal to the foregoing power of attorney, appeared before me and the witness(es)
..... (and) in person and acknowledged signing and delivering the
instrument as the free and voluntary act of the principal, for the uses and purposes
therein set forth (, and certified to the correctness of the signature(s) of the agent(s)).

Dated: 12/30/2020

Signature: Avinoam Gabi
Notary Public

My commission expires: 7/23/2023

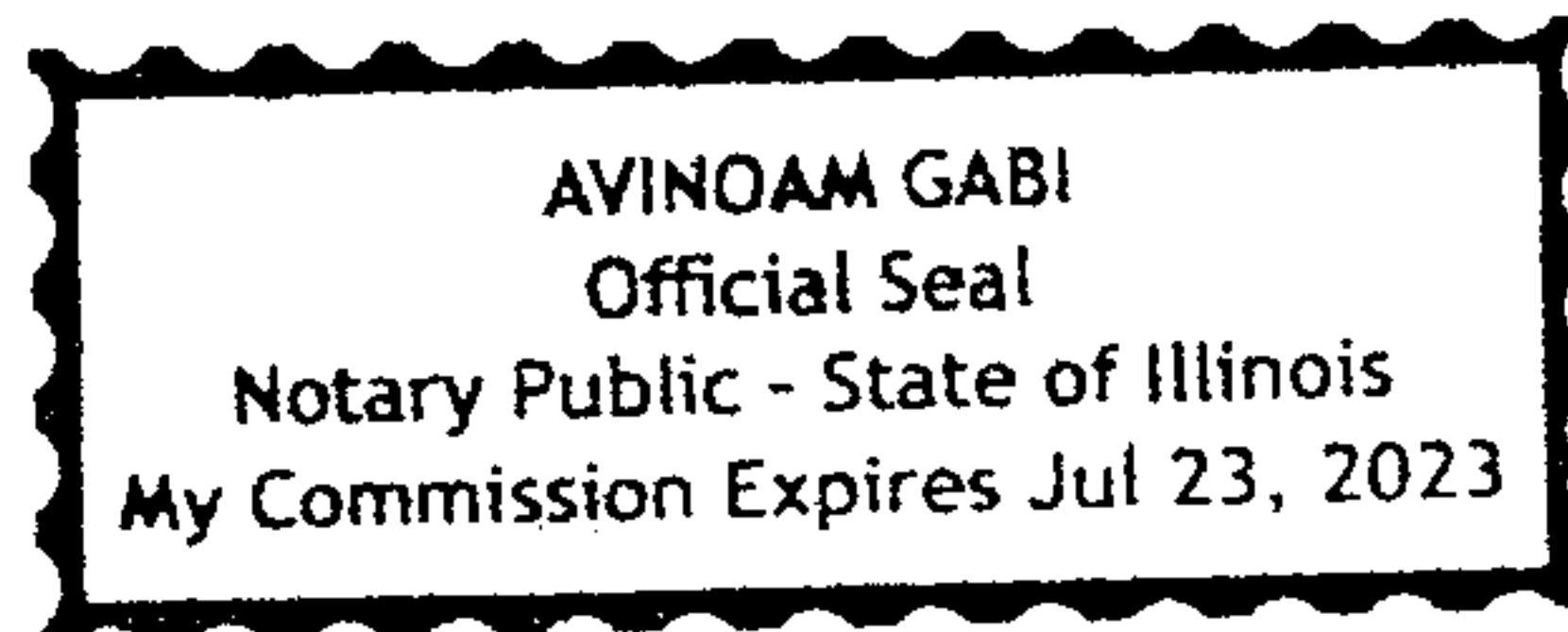


EXHIBIT A - LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE 1/4 of SE 1/4 of Section 10, Township 20 South, Range 1 West; thence in an Easterly direction along the North line thereof a distance of 371.59 feet; thence 90 deg. 44' 45" right in a Southerly direction a distance of 267.89 feet to center of existing road; thence 105 deg. 10' right in a Northwesterly direction along said road a distance of 157.84 feet to the beginning of a curve to the left, having a radius of 200.53 feet and a central angle of 45 deg. 36' 30"; thence in a Southwesterly direction along arc of said curve a distance of 159.63 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 121.95 feet to the beginning of a curve to the right having a radius of 413.40 feet, a central angle of 17 deg. 44'; thence in a Southwesterly direction along arc of said curve a distance of 127.95 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 31.91 feet; thence 127 deg. 42' 30" left in a Southeasterly direction a distance of 632.56 feet to the point of beginning; thence 180 deg. right in a Northwesterly direction a distance of 632.56 feet to a point in said road; thence 52 deg. 17' 30" left in a Southwesterly direction along said road a distance of 98.35 feet to the beginning of a curve to the left having a radius of 131.03 feet and a central angle of 70 deg. 28' 15"; thence in a Southwesterly direction along said curve a distance of 161.16 feet to the end of said curve and the beginning of a curve to the left having a radius of 331.47 feet and a central angle of 31 deg. 12'; thence in a Southerly direction along said curve and said road a distance of 180.50 feet to end of said curve; thence in a Southeasterly direction along said road a distance of 242.74 feet to the beginning of a curve to the right having a radius of 94.27 feet and a central angle of 52 deg. 51'; thence in a Southwesterly direction along said curve a distance of 86.96 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 76.80 feet to the beginning of a curve to the left, having a radius of 754.96 feet and a central angle of 14 deg. 22'; thence in a Southwesterly direction along said curve a distance of 189.30 feet to end of said curve; thence in a Southwesterly direction along said road a distance of 32.26 feet to the beginning of a curve to the left, having a radius of 680.48 feet and a central angle of 18 deg. 08'; thence in a Southwesterly direction along the tangent of said curve a distance of 108.59 feet; thence 104 deg. 44' left in an Easterly direction a distance of 379.29 feet to the Southwest corner of said NW 1/4 of the SE 1/4; thence 26 deg. 23' 30" left in a Northeasterly direction a distance of 378.05 feet; thence in a Northerly direction along the edge of existing lake to the point of beginning. Situated in Shelby County, Alabama.



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 Shelby Cnty Judge of Probate, AL
 07/08/2013 12:13:21 PM FILED/CERT



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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Allen S. Bayl