

Prepared by and upon recording return to:
McDonnell and Associates, PA
P.O. Box 12245
Columbia, SC 29211
File # BOOMAL-AL-20439226

STATE OF ALABAMA

COUNTY OF SHELBY

TAX ID#: 03 9 30 0 002 123.000

SPECIFIC POWER OF ATTORNEY

KNOWN BY ALL PERSONS BY THESE PRESENTS:

Alfredo Balderas ("Principal") has constituted, made, appointed and assigned, and by these presents does constitute, make, appoint and assign, **LYDIA BALDERAS** as the true and lawful attorney for Principal's name and in Principal's place and stead in regards to the following specific act or acts; to wit:

To execute any and all documents necessary and incident to refinance transaction of the real property commonly known as **3013 Brooke Highland Drive, Birmingham, AL 35242**, being more particularly described as:


Lot 138, according to the Survey of Brook Highland, an Eddleman Community, 5th Sector, as recorded in Map Book 13, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

This shall include, but is not limited to, the execution of a Settlement Statement, Deeds of Conveyance, Affidavits and/or any other related documents necessary and incident to the refinance transaction of the aforementioned real property. The terms of said transaction are as follows:


- 1) Borrowers are Alfredo Balderas and Lydia Balderas
- 2) Lender is Freedom Mortgage Corporation
- 3) Interest Rate is 2.25%
- 4) Loan Amount is \$420,000

Furthermore, Principal hereby gives and grants unto his attorney full and whole power and authority in and about the premises; generally to do and perform any and all acts, things and devices in the law whatsoever needful and necessary to be done in and about the premises; and to do, perform and execute anything, as largely and amply, to all intents and purposes, on behalf of Principal and in Principal's name as Principal might or could do if Principal was personally present; and to any attorney(s) under Principal's attorney for the purpose aforesaid to make and substitute, hereby ratifying and confirming all that said attorney(s) or substitutes shall lawfully do by virtue thereof. This Specific Power of Attorney is not affected by subsequent disability or incapacity of the Principal. However, this Specific Power of Attorney shall automatically terminate **SIXTY (60)** days after the successful completion of the aforementioned transaction.

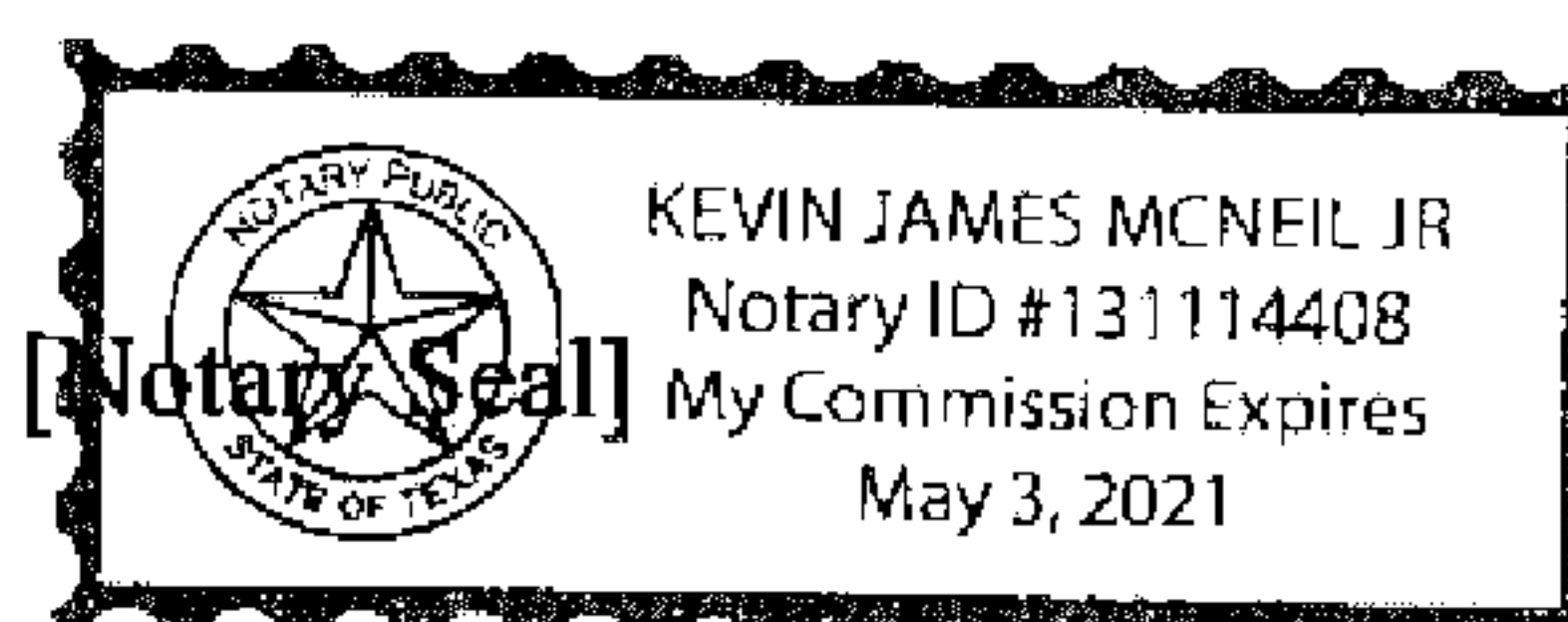
IN WITNESS WHEREOF, I have set unto my hand and seal, this 9 day of December, 2020.


Alfredo Balderas

Signed, sealed and delivered in the presence of:


Notary Public

Expiration Date: May 3rd, 2021



File No.: BOOMAL-AL-20439226

EXHIBIT "A"
(Property Description)

The following described Real Estate situated in Shelby County, Alabama, to-wit:
Lot 138, according to the Survey of Brook Highland, an Eddleman Community, 5th Sector, as recorded in Map Book 13, Page 36 A & B,
in the Probate Office of Shelby County, Alabama.

Property Address: 3013 Brooke Highland Drive, Birmingham, AL 35242

Derivation:

Being the same property conveyed to Alfredo Balderas and Lydia Balderas, for and during their joint lives and upon the death of either,
then to the survivor of them by deed of Robert Scott Pugh and Pamela Pugh, husband and wife dated July 8, 2019 and recorded July 10,
2019 in the Office of the Judge of Probate of Shelby County, AL.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2021 12:21:40 PM
\$28.00 CHERRY
20210119000028170

Allen S. Bayl