

STATE OF ALABAMA

COUNTY OF SHELBY

20210201000052520
02/01/2021 02:56:40 PM
POA 1/2

DURABLE SPECIAL POWER OF ATTORNEY

I, MARY J DEAN do hereby appoint STEVEN DEAN, as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit, addendums, contract items, and other miscellaneous required documents and should there be any changes to the Deed or Lien Waiver, in connection with the sale of property located at 472 LAKE CHELSEA WAY, CHELSEA, AL 35043 and more particularly described as follows, to-wit:

Lot 9-65, according to the Plat of Chelsea Park, Ninth Sector as recorded in Map Book 37, Page 47 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, executed by the Grantor and file for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument #20051229000659740 and Instrument #2006092000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

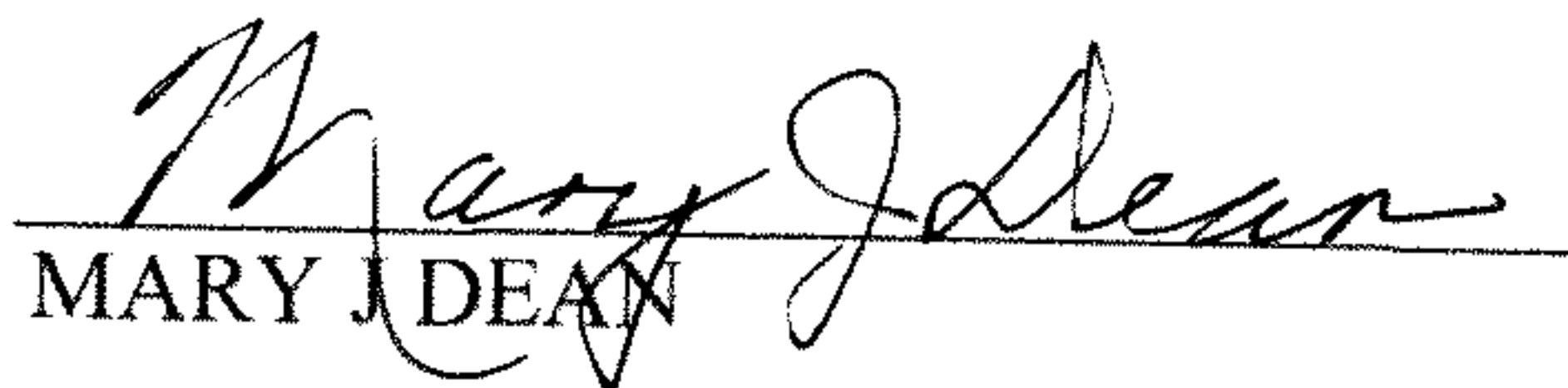
On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with selling said property, and to do such other acts as I might do in selling said property.

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

 This Power of Attorney is granted for a period of 180 days and shall become effective on the day of January, 2021 and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 22 day of January, 2021.


MARY J DEAN

STATE OF Alabama

COUNTY OF Shelby

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

Given under my hand and official seal this the 22 day of January, 2021.

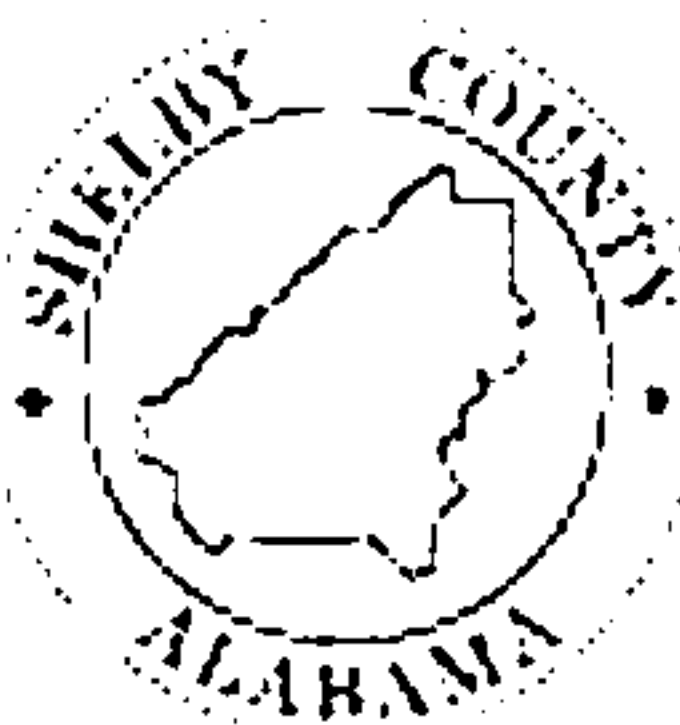
MUST AFFIX SEAL

Megan Dillon

Notary Public

Printed Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2021 02:56:40 PM
\$25.00 JESSICA
20210201000052520

Allie S. Bayl

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
EXECUTIVE REAL ESTATE GROUP, LLC
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242
Our File: 2021026T