

40V2160167

ALABAMA REAL ESTATE POWER OF ATTORNEY

Pursuant to § 204. REAL PROPERTY

I, Mark Mullens [Full Name], of 68 Co Rd 742

[Street Address] in the City of Clanton, State of AL

(the "Principal") hereby appoint Cheri Mullens [Full Name], of

68 Co Rd 742 [Street Address] in the City of

Clanton, State of AL (the "Agent") to act on my

behalf for the purpose set forth in Article I below (Initial and Check the Applicable Types):

Article I. Assignment of Authority

☒ - **Sale of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at 4562 Lake Valley Drive Hoover and with a legal description of (see attached Exhibit "A"). My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

☐ - **Purchase of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

☐ - **Management of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at _____ and with a legal description of _____. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

☐ - **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

(Initial and Check the Applicable Term):

- a. ☒ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the ____ day of _____, 20____.
- b. ☐ - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. ☐ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 23rd day of March, 2021.

Principal's Signature Mark L. Mullens Print Name MARK L. MULLENS

Agent's Signature Cheri Mullens Print Name Cheri Mullens

Affirmation by Witness 1

I, Amy Wilbanks, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 1 Signature Amy Wilbanks

Print Name Amy Wilbanks

Affirmation by Witness 2

I, Faye Smith, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 2 Signature Faye Smith

Print Name Faye Smith

NOTARY ACKNOWLEDGMENT

STATE OF Alabama

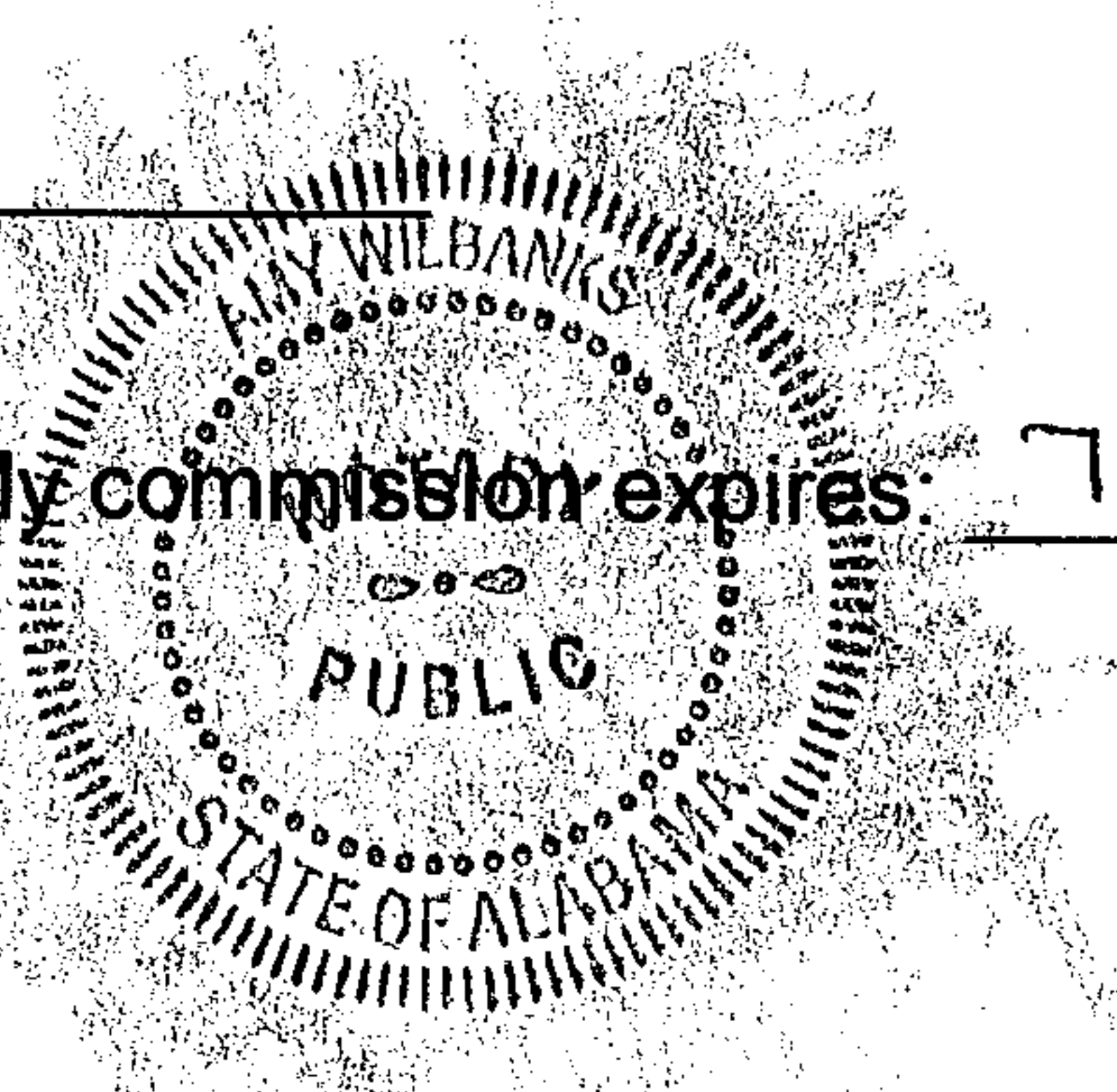
Shelby County, ss.

On this 24 day of March, 2021, before me appeared

Mark Mollens, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Amy Wilbanks
Notary Public

Print Name: Amy Wilbanks My commission expires: 7-7-2021



The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature Cheri Mullens **Print Name** Cheri Mullens

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EXHIBIT "A"

Lot 21-A, according to the Survey of Southlake Townhomes, Second Addition, as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama.

This is a purchase money mortgage



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 03:45:31 PM
\$34.00 CHERRY
20210406000172590

Allen S. Bevil