

POWER OF ATTORNEY

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS that I, Elaina H. Gunter, do hereby constitute and appoint Michael L. Gunter, II my true and lawful attorney for me and in my name to enter into, make, sign, execute and deliver, acknowledge and perform any contract, agreement, writing, or thing, that may, in the opinion of my said attorney, be necessary, or proper, to be entered into, made or signed, sealed, executed, delivered, acknowledged, or performed, and generally to do, execute and perform any other act, deed, matter or thing, whatsoever, that ought to be done, executed and performed, or that, in the opinion of my said attorney ought to be done, executed or performed, in and about the premises, of every nature and kind whatsoever, as fully and effectually as I could do if personally present. Specifically, I give my attorney in fact the authority to mortgage real estate, if needed, the legal description and terms of transaction being set out as Exhibit "A" hereto. This Power of Attorney shall not be affected by disability, incompetency, or incapacity of the principal and shall continue in effect upon the disability, incompetency, or incapacity of the principal.

And I, the undersigned, do hereby ratify and confirm all whatsoever my said attorney shall do, or cause to be done, in or about the premises, by virtue of this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 24th day of March, 2021.


Elaina H. Gunter

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elaina H. Gunter, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March 2021.

My Commission Expires: 09/13/2021


Notary Public

SHAWN PHARO
Notary Public
Alabama State at Large

EXHIBIT "A"

This Power of Attorney is given specifically for the purpose of executing any and all paperwork necessary for the sale / purchase / refinance of property known as:

2956 Zilphy Street, Hoover, AL 35244, and being further described as follows below;

contract purchase price of \$ 644,528.00 ;

conventional 30 year mortgage loan in the amount of \$ 644,500.00 , interest rate of 3.375% , with Synovus Bank (Lender);

closing scheduled for April 9, 2021 ;

at the office of Halbrooks & Allen, LLC .

The Attorney-in-Fact may execute, deliver, sign, accept a mortgage, deed of trust, hypothecate, encumber, sell, borrow, refinance, etc.

This Power of Attorney remains in effect for the year of 2021, ending no later than: (1) The sale and close of the above stated property; or (2) December 31, 2021, whichever occurs sooner.

Legal Description:

Lot 419, according to the Final Plat of the Subdivision of Lake Wilborn Phase 4B, as recorded in Map Book 40, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions, reservations and rights of way of record.

This instrument prepared by:

Halbrooks & Allen, LLC
1 Independence Plaza, Suite 704
Birmingham, AL 35209



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2021 12:14:34 PM
\$25.00 CHERRY
20210412000181740

Allen S. Bayl