

LIMITED DURABLE POWER OF ATTORNEY

20210428000211820
04/28/2021 03:01:52 PM
POA 1/1

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that, I, **Stuart R. Sanders**, (hereinafter referred to as "Principal"), do by these presents make, constitute and appoint **Denise Dykes Davis** my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for my use and benefit, to execute the mortgage, note, closing statement, and any and all other documents necessary to complete the purchase of the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Map and Survey of Shadow Brook, as recorded in Map Book 6, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Also Known As: 5101 Shadowbrook Trail, Birmingham, AL 35244

including, but not limited to the Closing Disclosure, HUD Certification, Lien Waiver and any other documents required for said purchase and conveyance.

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

This power of attorney shall not be effected by disability, incompetency, or incapacity of Principal.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 16 day of April, 2021.


Stuart R. Sanders

STATE OF Ohio
Clark COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **Stuart R. Sanders**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 16 day of April, 2021.


Notary Public
My Commission Expires: 10/06/2025



JOANNE D CRUM
Notary Public, State of Ohio
My Commission Expires 10/06/2025

POA prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2021 03:01:52 PM
\$22.00 JOANN
20210428000211820

