

SPECIFIC POWER OF ATTORNEY

DESIGNATION OF AGENT

I, Adriano Moreira De Avellar (Principal), name the following person as my agent:

Name of Agent: Bruna Carvalho Da Costa Dias

Agent's Address: 503 Shoal Run Trail, Birmingham, AL 35242

Agent's Telephone Number: [REDACTED]

GRANT OF SPECIFIC AUTHORITY

I grant my agent specific authority to act for me with respect to the following subjects as defined in the Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, with respect to the following real property ("Property"):

Subject Mailing Address: 2068 Park Springs Lane, Chelsea, AL 35043

Legally described as: Lot 1617, according to Plat of Chelsea Park 16th Sector, recorded in Map Book 52, Page 4, of the Probate Office of Shelby County, Alabama.

If you wish to grant specific authority over less than all subjects enumerated in this section you must INITIAL by each subject you want to include in the agent's authority:

- _____ Purchase of Real Property as defined in § 204
- _____ Tangible Personal Property as defined in § 205
- _____ Stocks and Bonds as defined in § 206
- _____ Commodities and Options as defined in § 207
- _____ Banks and Other Financial Institutions as defined in § 208
- _____ Operation of Entity or Business as defined in § 209
- _____ Insurance and Annuities as defined in § 210
- _____ Estates, Trusts, and Other Beneficial Interests as defined in § 211
- _____ Claims and Litigation as defined in § 212
- _____ Personal and Family Maintenance as defined in § 213
- _____ Benefits from Governmental Programs or Civil or Military Service as defined in § 214
- _____ Retirement Plans as defined in § 215
- _____ Taxes as defined in § 216
- _____ Gifts as defined in § 217

File: 21-0338

GRANT OF SPECIFIC AUTHORITY

My agent **MAY NOT** do any of the following specific acts for me **UNLESS** I have **INITIALED** the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. **INITIAL** the specific authority you **WANT** to give your agent.)

AA Make, draw, and endorse a promissory note and mortgage/deed of trust pertaining to the Property; specifically, to execute and deliver that certain note and mortgage loan with **Renasant Bank (Mortgagee)** in the amount of **\$289,180.00** (loan amount). Thirty (30) year home loan.

AA Make and execute any and all contracts and addendums thereto pertaining to the purchase of the Property;

AD Receive and execute all consumer disclosure documents and exercise all rights granted thereunder; and

AD Execute any and all documentation reasonable and necessary from the lender and/or closing attorney to effectuate the purchase described above, including, but not limited to, Closing Disclosures, instruments of conveyance and supporting documentation, mortgages, notes, certifications, acknowledgments, affidavits, and like instruments.

LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant **MAY NOT** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 2041 and 2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

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SPECIAL INSTRUCTIONS

The above described purchase of 2068 Park Springs Lane, Chelsea, AL 35043 is described in that certain Home Purchase Agreement entered into by Adriano Moreira De Avellar and Bruna Carvalho Da Costa Dias (Purchaser) and D.R. Horton, Inc. - Birmingham (Seller) dated on or about December 23, 2020 and any amendments thereto. The purchase price is **\$304,400.00**. I have inspected, read, and understand this contract and am fully aware of its contents. We have obtained a **thirty (30) year** home loan from **Renasant Bank (Mortgagee)** in the amount of **\$289,180.00**.

As to durability, I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent disability, mental or physical incapacity, or incompetence and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on May 28, 2021 at 11:59 pm.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 03 day of May, 2021.

SIGNATURE AND ACKNOWLEDGMENT


Adriano Moreira De Avellar

Principal's Address: 3730 Ingleside Blvd, #12105, Ladson, SC 29456

Principal's Telephone Number: (205) 566-9341

File: 21-0338

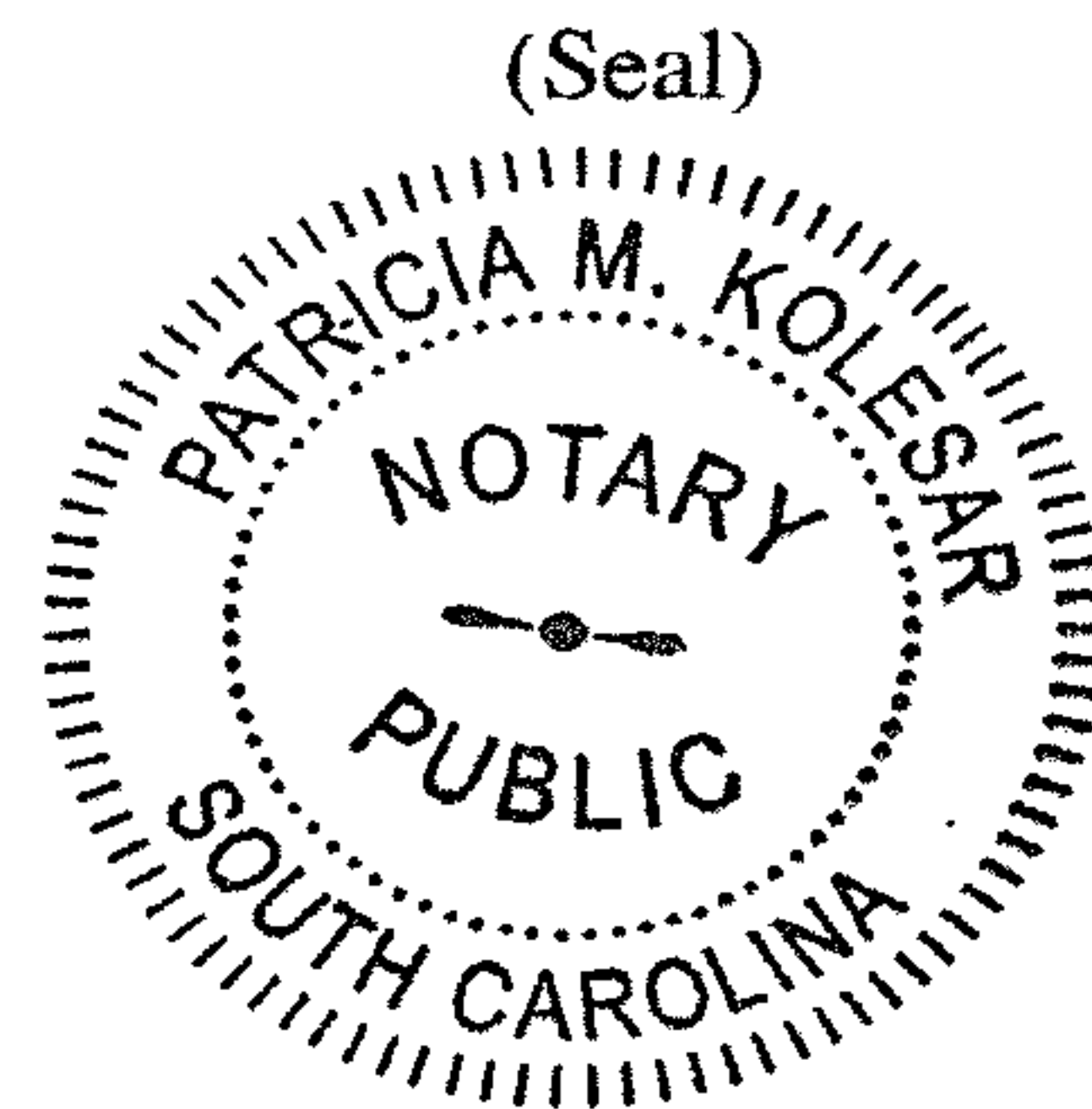
STATE OF South Carolina
COUNTY OF Bee Keley) ss.

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Adriano Moreira De Avellar, 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 document, he executed the same voluntarily on the day the same bears date.

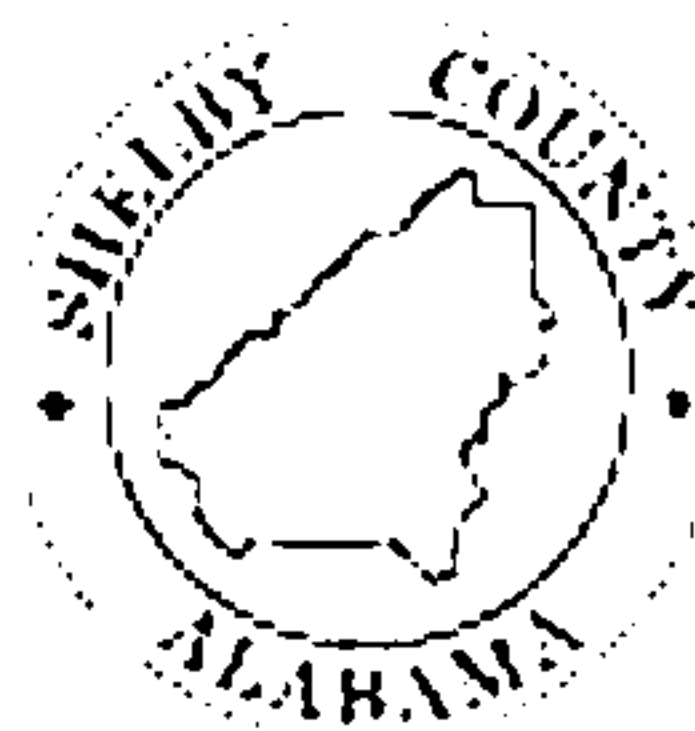
Given under my hand this May 3, 2021

Patricia M. Kolesar
Notary Public

My commission expires: 01/27/2027



This document prepared by:
Megan Elder, Esq.
Estes Closings, LLC.
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Hoover, AL. 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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