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Shelby Cnty Judge of Probate, AL
06/30/2021 11:20:15 AM FILED/CERT

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, that, **Abigail Grace Bates**, whose address is 1064 Vineyards Drive, Birmingham, AL 35406 (hereinafter referred to as "Principal") does by these presents make, constitute and appoint, **Erica Shunnarah, my sister in law** and/or her designated representative as my true and lawful agent(s) 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, the Note, Deed, Mortgage, Truth-in-Lending Disclosure and any and all documents necessary to purchase the below described property being more particularly described as the following real estate, situated in Shelby County, Alabama:

Lot 10, according to the Map and Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

Parcel ID#: 13 1 12 1 002 004.000

with a property address of 1116 Ridge Drive Pelham, AL 35124 , including, but not limited to the Closing Disclosure, ALTA Settlement Statement, Note, Mortgage, Initial Escrow Disclosures, Truth-in-Lending Disclosure, Name Affidavit, Compliance Agreement, Lien Waiver and any other documents required for said purchase of the above described property and granting of a valid first mortgage thereon.

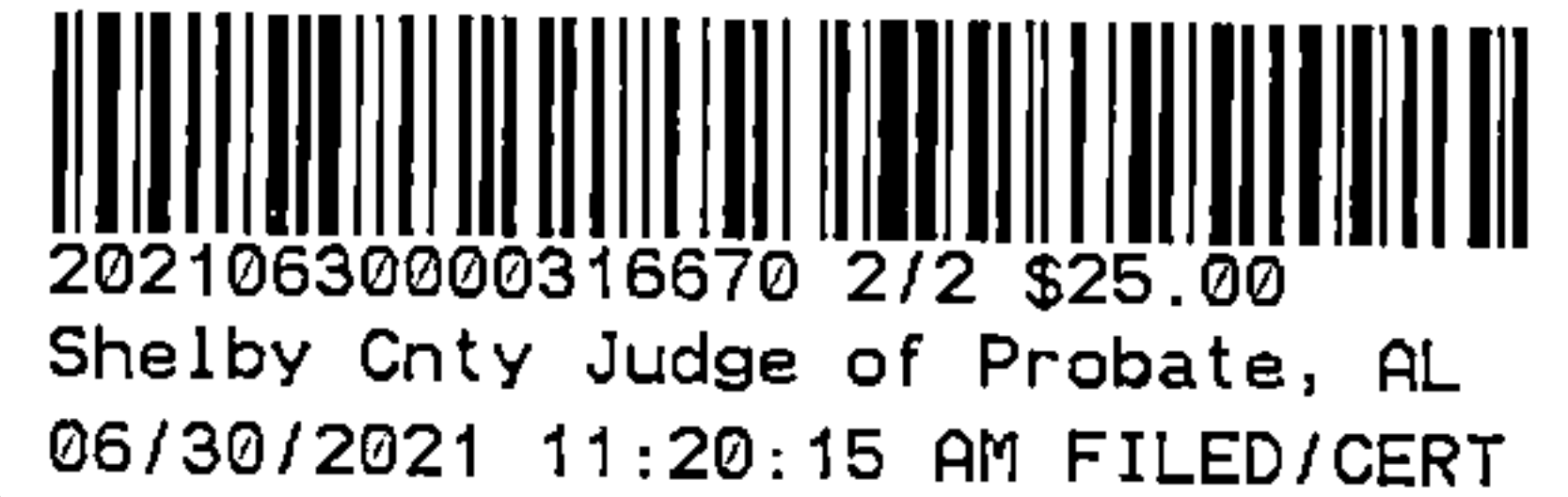
The mortgage will be in the amount \$270,000.00 to Birmingham Mortgage Group, with a fixed rate of interest of 2.875%, being amortized over thirty (30) years.

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 affected by disability, incompetency or incapacity of Principal.

This power of attorney shall expire one hundred eighty (180) days from the date of execution hereof.

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 the Agent deems the execution thereof on my behalf necessary or desirable. The property to be conveyed by any mortgage under this power of attorney shall include a statement that the property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.



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

[Signature]
WITNESS

Abigail Grace Bates
Abigail Grace Bates

STATE OF ALABAMA}

COUNTY OF Monroe }

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Abigail Grace Bates, a married woman, 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 June, 2021.



[Signature]
Notary Public

My Commission Expires: 7/27/25

This instrument prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223