

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Paul Steven Knox do hereby appoint Gary Ledbetter, my true and lawful Attorney in Fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, Note, Mortgage, 1003, W-9, 4506T and any other forms required by the Title Company, Lender and/or the Closing Attorney in connection with the mortgage of the property located at 4012 Greystone Drive, Hoover, Alabama 35242, and more particularly described as follows, to-wit:

Lot 13, according to the Map and Survey of Greystone-1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A&B, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama, and all improvements thereto (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

LOAN AMOUNT: \$734,400.00

TERM: 30 YEAR FIXED

INTEREST RATE: 2.75

TYPE: CONVENTIONAL – PURCHASE

LENDER: Regions Bank dba Regions Mortgage

On such terms and conditions as he/she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said Attorney in Fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 25th day of June, 2021 and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 25 day of June, 2021.

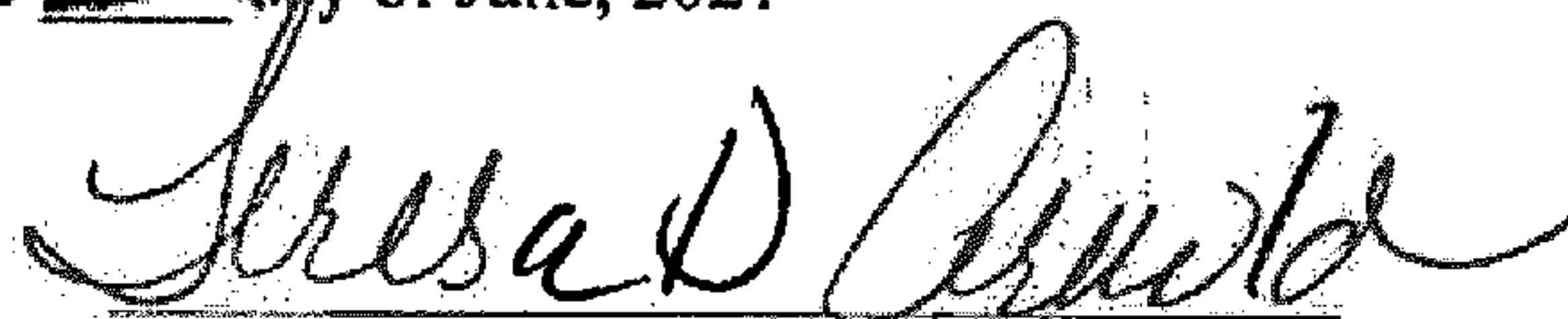

PAUL STEVEN KNOX

STATE OF WA

COUNTY OF Spokane

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Steven Knox, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of June, 2021

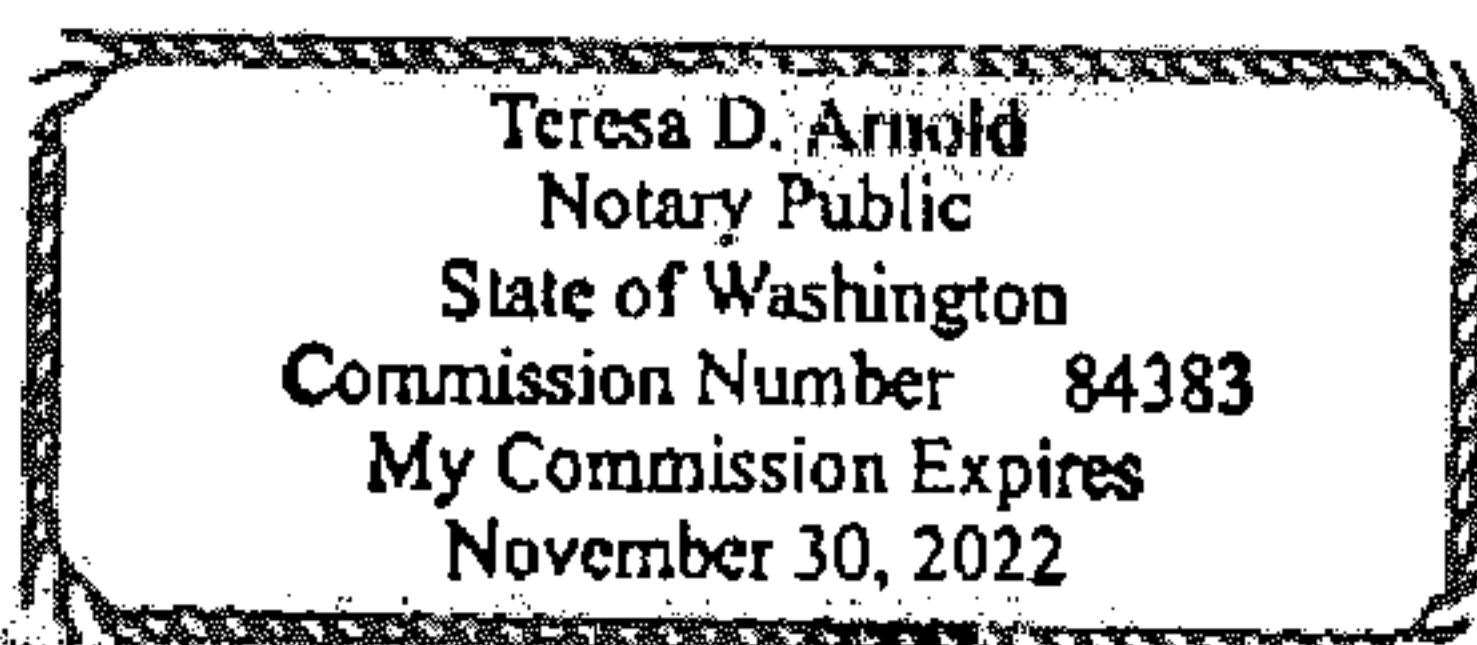


Notary Public

Print Name: Teresa Arnold

Commission Expires: 11-30-2022

MUST AFFIX SEAL



THIS INSTRUMENT PREPARED BY
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242
File: 2021475



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 12:07:08 PM
\$25.00 CHERRY
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