

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, CYNTHIA MARIE BOWERS and KARL DEAN BOWERS have entered into a contract for the purchase of a residence at 2056 Blackridge Road, Hoover, AL 35244, for \$1,151,550.00 and simultaneous first mortgage in the amount of \$548,250.00 to SMG MORTGAGE, ISAOA ATIMA, said residence being more particularly described as follows:

Lot 1110, according to the Survey of Blackridge Phase 1C, as recorded in Map Book 49, Page 62 A, in the Probate Office of Shelby County, Alabama.

WHEREAS, it will be inconvenient for the undersigned, KARL DEAN BOWERS to be present for the closing of the purchase of the property as the undersigned, KARL DEAN BOWERS will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint his wife, CYNTHIA MARIE BOWERS of Simi Valley, California, as his Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints as his Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the purchase and simultaneous mortgage of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said CYNTHIA MARIE BOWERS, notwithstanding any later disability or incompetence of the undersigned.

EXECUTED this the 23rd day of July, 2021


KARL DEAN BOWERS

STATE OF ALABAMA

COUNTY OF JEFFERSON

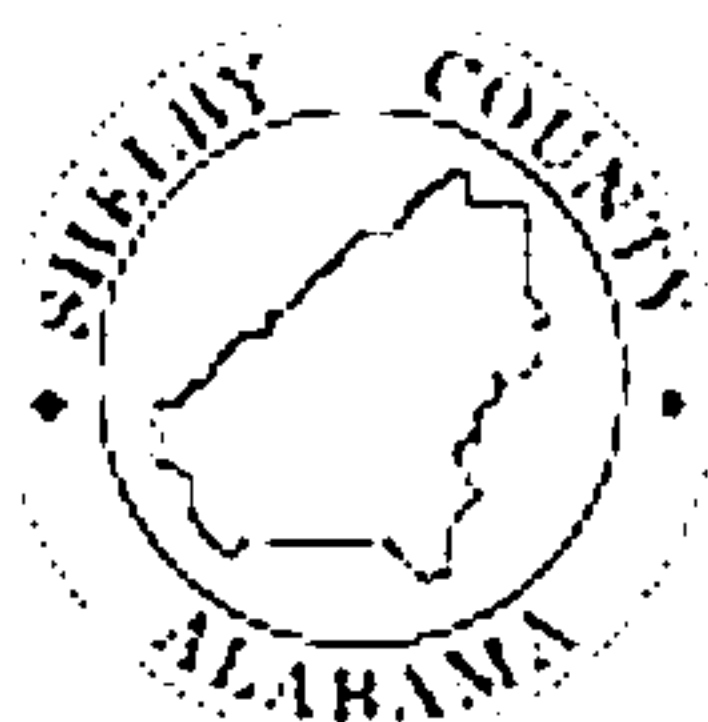
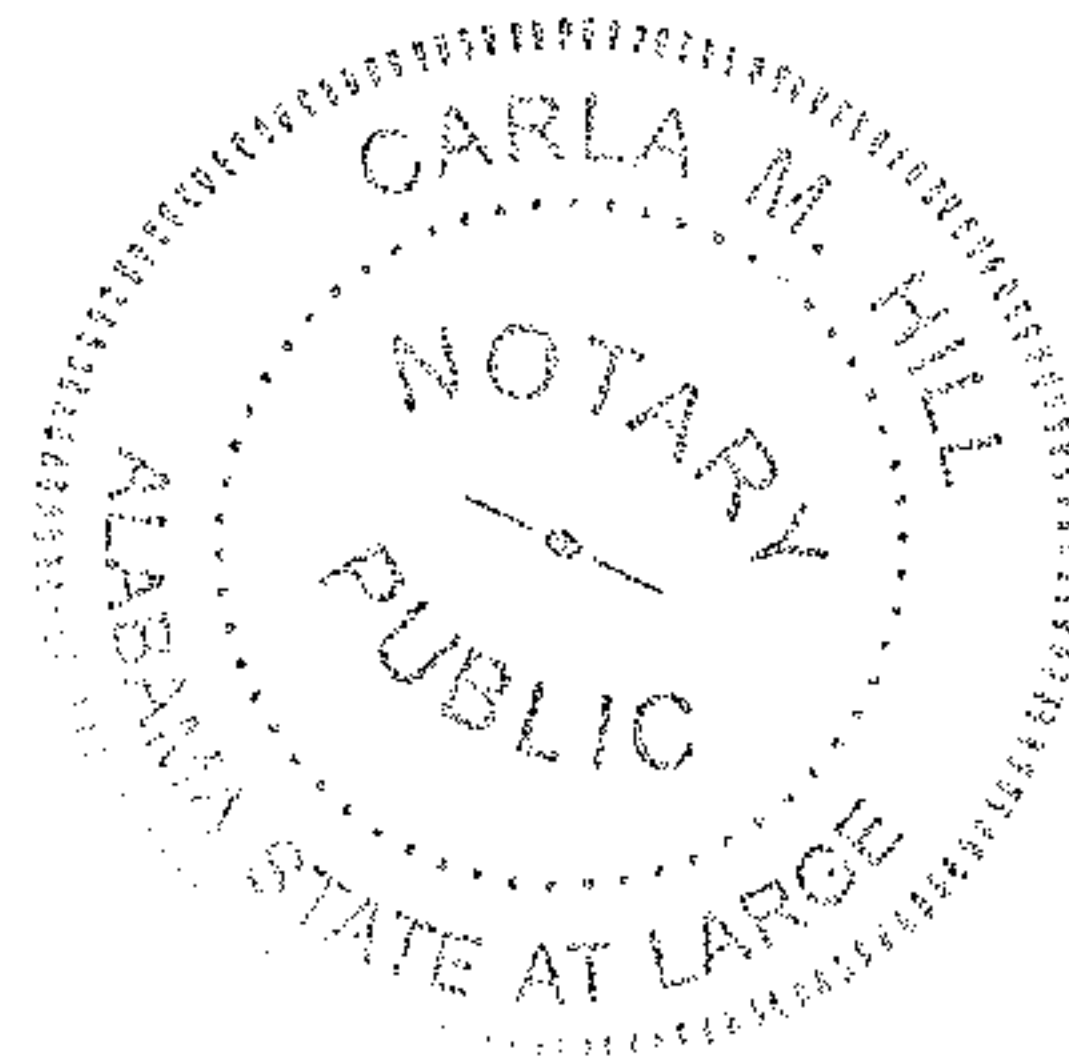
I, the undersigned, a notary public, in and for said county and state, hereby certify that CAROL BROWNFIELD, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, she executed the same voluntarily on this 23rd day of July, 2021

Given under my hand and official seal this 23rd day of July, 2021.

Carla M. Hill

Notary Public

My commission expires on 3/23/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2021 02:26:22 PM
\$25.00 JOANN
20210803000376130

Allie S. Bayl