

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, that, **Karen J. Greene**, (hereinafter referred to as "Principal"), do by these present make, constitute and appoint **Richard H. Greene**, as 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 our use and benefit, to execute the deed of conveyance, Settlement Statement, Closing Disclosure, lien waivers and any and all documents necessary to complete the sale of the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, page 76, in the Probate Office of Shelby County, Alabama.

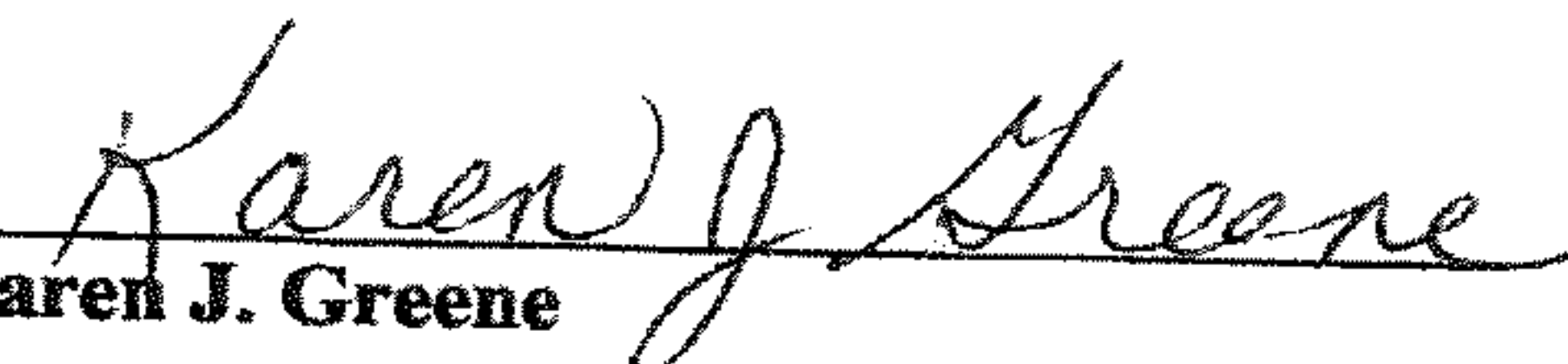
including but not limited to the correct and/or execute or initial all typographical or clerical errors discovered in any or all of the seller closing documentation required to be executed by the undersigned at settlement specifically including the Settlement Statement, HUD Certification, Deed, lien waiver, affidavits regarding association, PUD, fire, library obligations and title company and/or seller's existing mortgage company requirements and specifically to re-execute any document previously signed by seller, that has been lost or destroyed and any other documents required for said sale 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 our Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by my disability, incompetency, or incapacity, but shall be deemed to be durable in accordance Alabama Code Section 26-1A-101, *et. seq.*

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 our behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 18 day of August.


Karen J. Greene

STATE OF Virginia)
COUNTY OF Richmond)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Karen J Greene**, whose name(s) is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 18th day of August, 2021.

My Commission Expires: 07/31/2023
{AFFIX SEAL}


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2021 02:33:34 PM
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