

THIS INSTRUMENT PREPARED BY:  
GEORGE VAUGHN, Attorney at Law  
Weaver Tidmore, LLC  
100 Olde Towne Road Suite 105  
Vestavia Hills, Alabama 35215

20210927000468940  
09/27/2021 11:31:12 AM  
POA 1/2

STATE OF ALABAMA  
SHELBY COUNTY

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, RICARDO CARDONA do hereby appoint CONRADO DURAN attorney-in-fact in all matters relating to the sale of my/our real estate located at 409 WALKER WAY, PELHAM, ALABAMA 35124 described as follows:

**LOTS 138 AND 138A, ACCORDING TO THE SURVEY OF BUILDER'S GROUP ADDITION TO THE GLEN AT STONEHAVEN, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 146, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

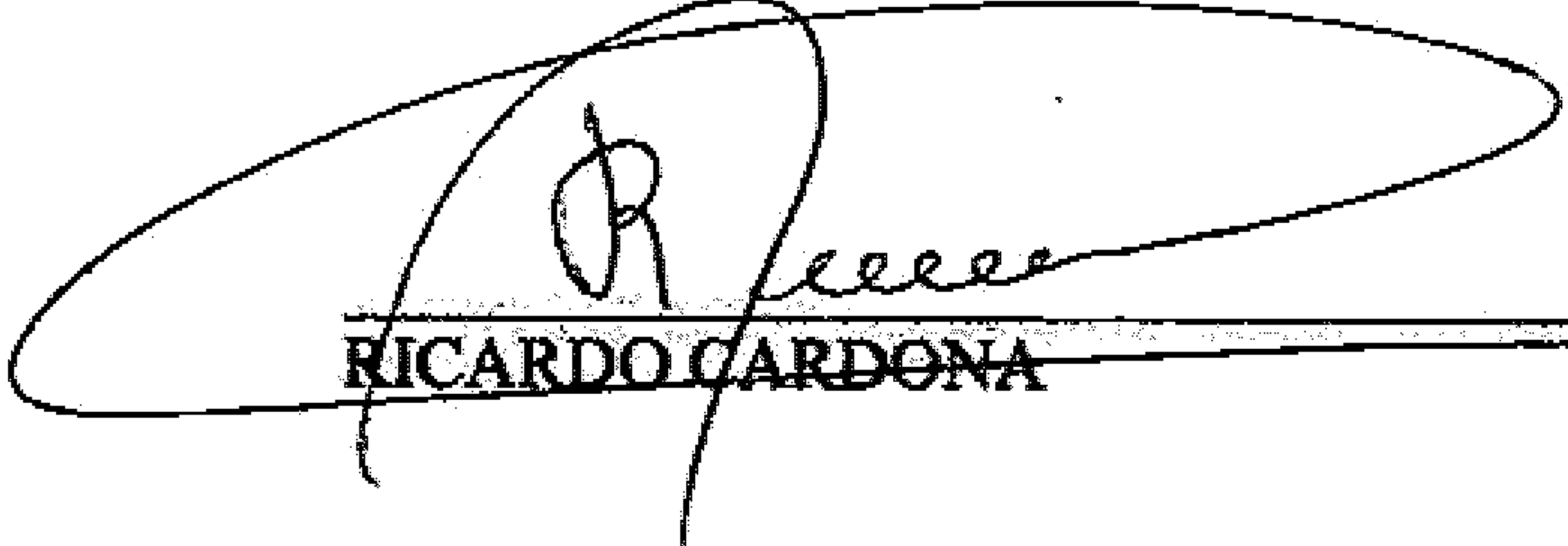
I hereby specifically authorize CONRADO DURAN to execute on my behalf all papers necessary to complete the sale of the above property, including, but not limited to all waivers, contracts, deeds, disclosures, settlement statements and any other documents required to be executed by any Bank, Savings and Loan, Mortgage Company, Title Company or Realty Company in connection with any mortgage or contract and to do all acts and things as fully and effectually in all respects as I would do if present.

It is my intent that this Power of Attorney shall be a Durable Power of Attorney pursuant to Section 26-1-2 Code of Alabama 1975, as amended. This Power of Attorney shall not be affected by disability, incompetency or incapacity of the principal.



And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on me, and my heirs, legal personal representatives, and assigns; whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by any person acting in reliance hereon. This Power of Attorney may be filed for record in any public office and shall expire 180 days from the date of execution.

WITNESS my hand and seal this 30<sup>th</sup> day of MAY, 2021.

  
RICARDO CARDONA

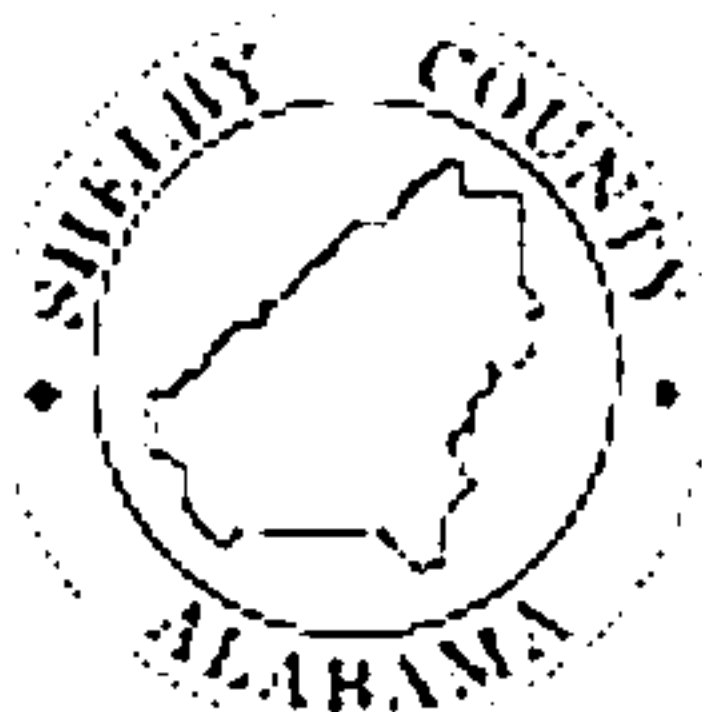
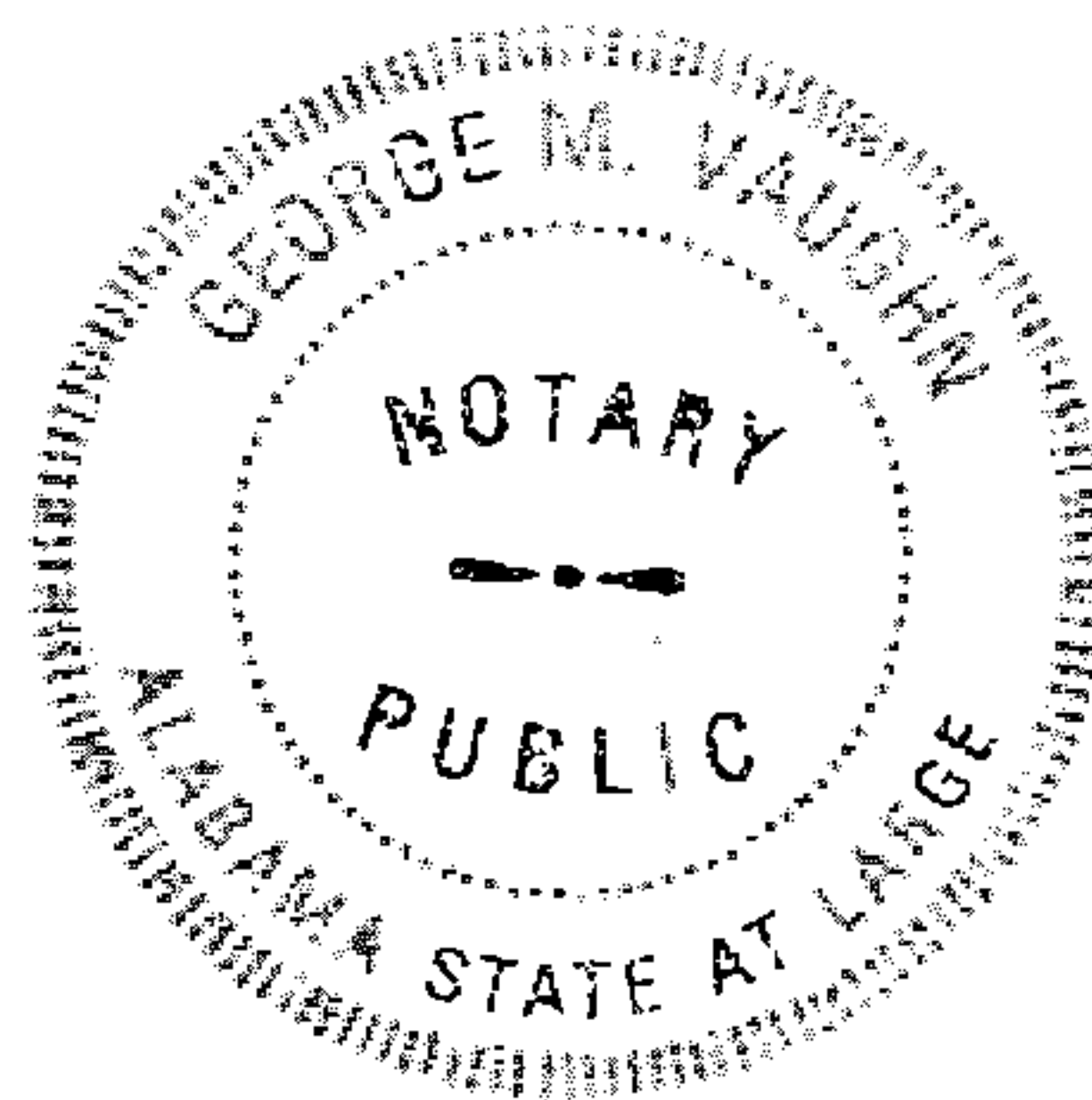
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

Given under my hand and official seal this 30<sup>th</sup> of MAY, 2021.

  
Notary Public

My commission expires: 9/15/2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/27/2021 11:31:12 AM  
\$25.00 CHERRY  
20210927000468940

*Allen S. Bayl*