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10/28/2021 01:27:02 PM
POA 1/2

STATE OF ALABAMA

COUNTY SHELBY

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that GREGORY K MULARSKI, the undersigned, does hereby make, constitute and appoint, TAMMY B MULARSKI, my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the refinance of mortgage, on real estate more particularly described below:

A part of the NE ¼ of the NW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NE ¼ of the NW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, and run N 89°47'51"W, for 180.00 feet to the point of beginning; thence continue N 89°47'51"W for 210.00 feet; thence N 24°10'43"E, for 229.83 feet; thence S 89°47'51"E for 210.00 feet; thence S 24°10'43"W for 229.83 feet to the Point of Beginning in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

PROPERTY ADDRESS: 61 Triple W Lane, Birmingham, AL 35242

LOAN AMOUNT: \$231,000.00

INTEREST RATE: 2.5%

TERM: 15 Year Fixed/ Conventional Loan

LENDER: Prosperity Home Mortgage, LLC

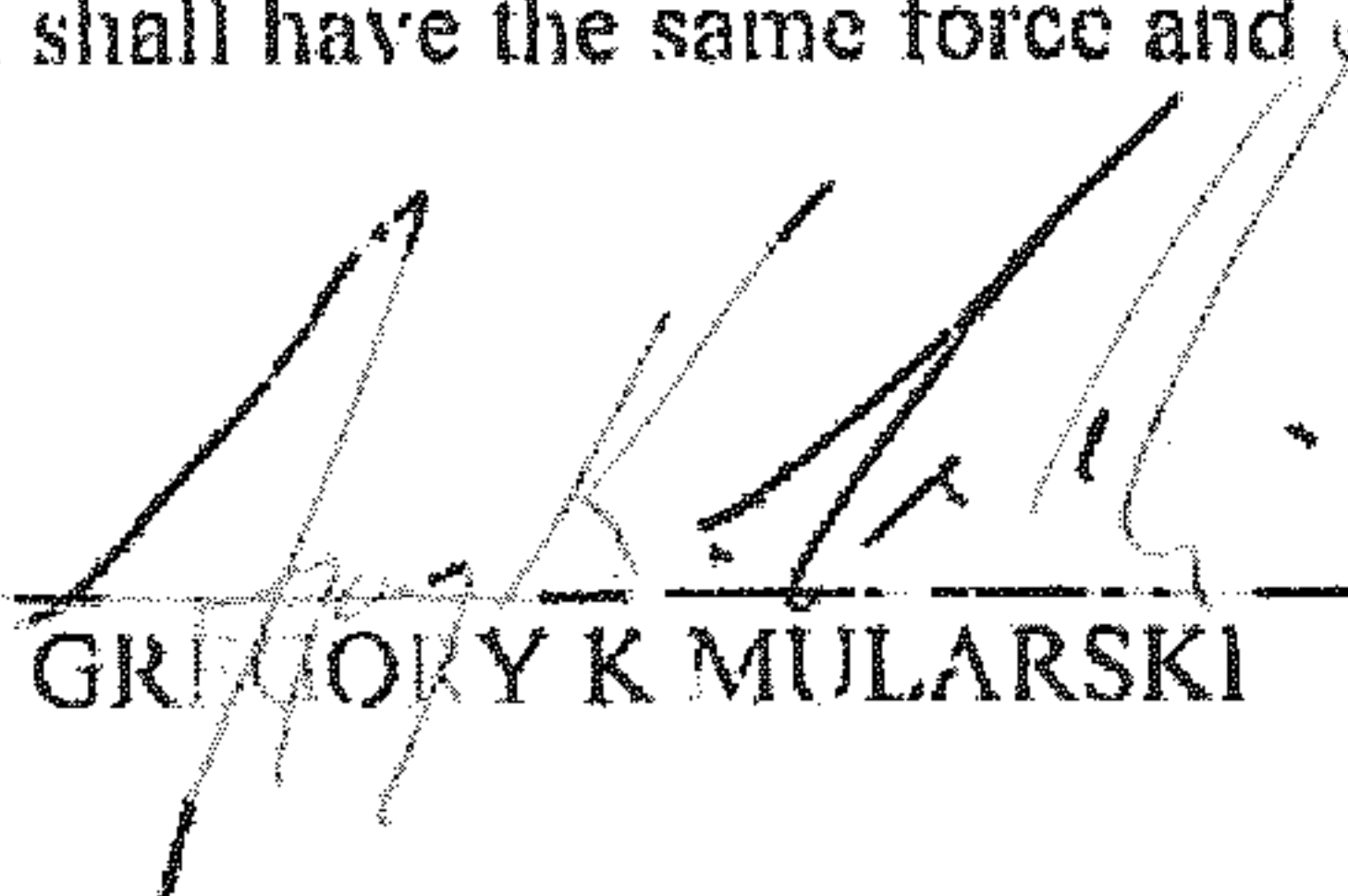
I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the refinance of the mortgage of the above referenced real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the refinance of the first mortgage of said real estate.

This instrument is to be construed and interpreted as a Specific Power of Attorney.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence and be in full force and effect on the 21st day of October, 2021, the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, GREGORY K MULARSKI, Individually; and such rights, powers and authority shall remain in full force and effect until the refinance of the first mortgage of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said refinance of the first mortgage, and for ONE HUNDRED AND EIGHTY (180) days following the actual closing date. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death, shall be binding upon me, my heirs, assigns and personal representatives.

The undersigned grantor of this Specific Power of Attorney herein specifically grants to TAMMY B MULARSKI, the power and right to act on the grantor's behalf to refinance of the first mortgage and sign any and all documents necessary to transact the refinance of the first mortgage of the above referenced real estate.

IN WITNESS WHEREOF, as Principal GREGORY K MULARSKI, is signing this Specific Power of Attorney at Wanda, GA this the 21st day of October, 2021 and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


GREGORY K MULARSKI

STATE OF GA

Burton COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that GREGORY K MULARSKI, whose name is signed to the foregoing 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st of October, 2021


Notary Public

My Commission Expires: 1/22/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2021 01:27:02 PM
\$25.00 JOANN
20211028000522790

Allen S. Bayl

This instrument was prepared by:
EXECUTIVE REAL ESTATE GROUP, LLC
CHARLES D. STEWART, JR., ATTORNEY AT LAW
4898 VALLEYDALE ROAD, SUITE A-2
BIRMINGHAM, AL 35242
OUR FILE: 20217951