

State of Alabama
County of Shelby

20211102000527770
11/02/2021 08:16:44 AM
POA 1/1

DURABLE SPECIAL POWER OF ATTORNEY

I, Robert Timothy Foster, as principal (hereinafter referred to as "Principal"), do hereby appoint Mary Melissa Foster, my true and lawful attorney-in-fact (hereinafter referred to as "Agent"), for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including but not limited to the Closing Disclosure, ALTA Settlement Statement, Note, Mortgage, Riders, and any other forms required by the Lender, the Title Company and/or the Closing Attorney necessary to complete the purchase of the property located at 37 Hunters Trace, Pelham, AL 35124 and more particularly described as follows, to-wit:

Lot 37, according to the Survey of Hunter's Glen, as recorded in Map Book 6, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

The note executed under the authority of this power of attorney shall contain the following terms:

Conventional loan in the amount of \$237,405.⁰⁰ with a fixed interest rate of 3.5 % over a 30 year term lender to be LeaderOne Financial Corporation.

On such terms and conditions as my Agent 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 Agent 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 Agent shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall become effective upon its execution 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 21st day of October, 2021.

Robert Timothy Foster
Robert Timothy Foster

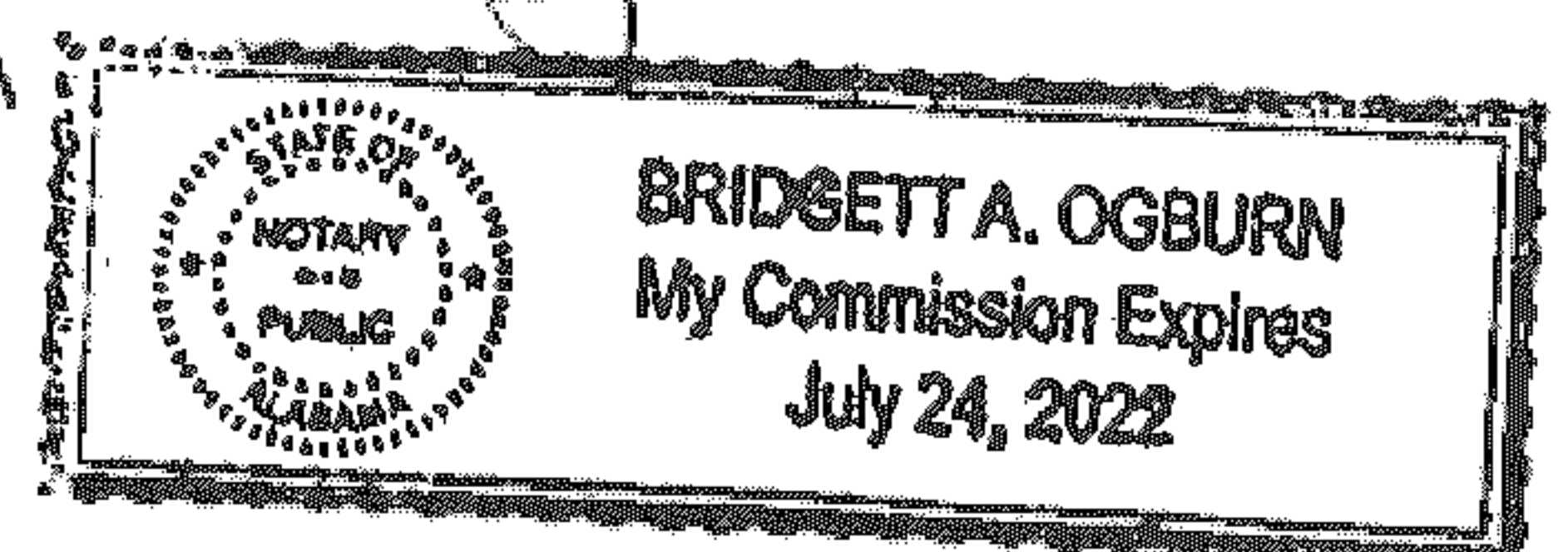
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Timothy Foster, 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 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 21st day of October, 2021.

Bridgett A. Ogburn
Notary Public
Print Name:
Commission Expires:



This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100840



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2021 08:16:44 AM
\$22.00 JOANN
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Allen S. Bayl