

ALABAMA REAL ESTATE POWER OF ATTORNEY

I, Christie L. Brooks [Full Name], of 8010 Rockhampton Circle

[Street Address] in the City of Helena, State of Alabama

(the "Principal") hereby appoint Jeffrey A. Brooks [Full Name], of

1519 Autumn Wood Drive [Street Address] in the City of

Birmingham, State of Alabama (the "Agent") to act on my

behalf for the purpose set forth in Article I below

Initial and **Check (✓)** the applicable powers:

Article I. Assignment of Authority

CB - **Sale of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at

353 Dogwood Trail, Alabaster, AL 35007 and with a legal description of

Lot 15 Survey of Park Forest Subdivision, 4th Sector Map Book 18, Page 95, Shelby County Alabama Records. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

- **Purchase of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at

_____ and with a legal description of

_____. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

- **Management of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at

_____ and with a legal description of

_____. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing

lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

_____ - **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

(**Initial** and **Check** the Applicable Term):

- a. CB - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 11 day of November, 2022.
- b. _____ - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. _____ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 11th day of November, 2021.

Principal's Signature Christie Brooks Print Name Christie Brooks

Agent's Signature _____ Print Name _____

NOTARY ACKNOWLEDGMENT

STATE OF Alabama
Shelby County, ss.

On this 11th day of November, 2021, before me appeared

Christie Brooks, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Caleb A. Blake
Notary Public

Print Name: Caleb A. Blake My commission expires: September 1st 2024

DOCUMENT PREPARED BY:

Jeffrey A. Brooks
1519 Autumn Wood Drive
Birmingham, AL 35216

