

Landmark Settlements & Title
205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
2021-11-11

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12/10/2021 01:27:38 PM
POA 1/2

SPECIAL DURABLE POWER OF ATTORNEY

We, James H. Moore and Shirley A. Moore, of 1025 Watersedge Cir Bham, (address) do hereby appoint Julie Ann Purner of 1025 Watersedge Cir Bham, (address), as my lawful attorney-in-fact, for me and in my name, place, and stead, and for my use and benefit:

To sell the real property located at 241 Willow View Circle, Wilsonville, AL 35186 described as follows:

Lot 239, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A, B, & C, in the Probate Office of Shelby County, Alabama.

for such price and on such terms and conditions as he shall deem proper, including the execution of any and all documents necessary to complete the purchase of said property, such as, but not limited to contracts, deeds, lien waivers, FNMA Affidavits, Tax forms, RESPA forms, settlement statements, mortgages and truth in lending statements, and any and all other documents appropriate to complete the purchase transaction on the above described property.

To enter into any contract or contracts for the sale of said premises, or any part thereof, with such persons and on such terms as she shall in her discretion elect and to execute, acknowledge, and deliver any such contracts or documents that may be required for sale of said property.

GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property, and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in said aid and exemplification of the full, complete, and general power herein granted, and not in limitation or definition thereof; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and 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 actually received by my attorney. Further, this power of attorney shall not be affected by disability, incompetency, or incapacity of the principal, it being my intention this document constitutes a special durable power of attorney.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this the 8 day of December, 2021.

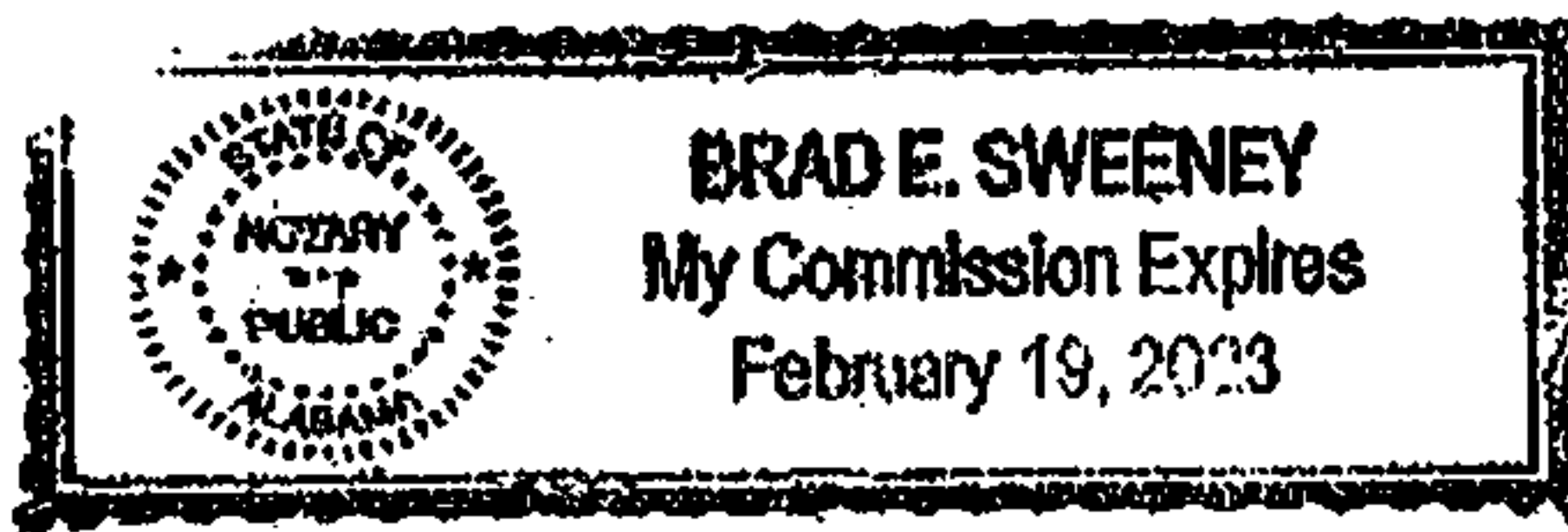
James H. Moore
James H. Moore

Shirley A. Moore
Shirley A. Moore

State of Alabama)
County of Shelby)

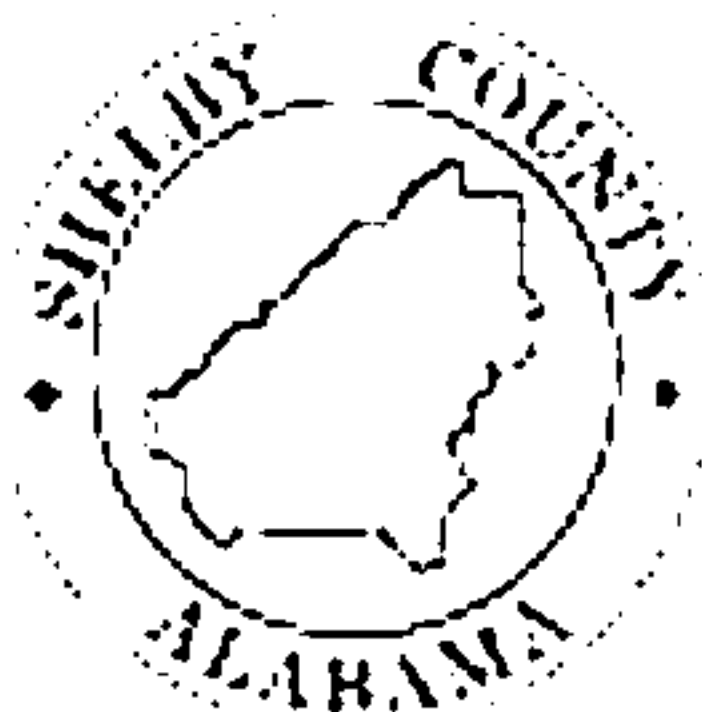
I, the undersigned, in and for said County in said State, hereby certify that James H. Moore and Shirley A. Moore, whose names are signed to the foregoing Special Durable Power of Attorney and who are known to me, acknowledged before me on this day that, being informed of the contents of the Special Durable Power of Attorney, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 8th DAY OF DECEMBER, 2021.





Notary Public
My Commission Expires:
02/19/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 01:27:38 PM
\$25.00 CHERRY
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Allen S. Bayl