

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, FREDDY GUERRA has entered into a contract for the purchase of a residence at 7020 Sunny Lane, Hoover, AL 35244, for \$499,563.00 and simultaneous first mortgage in the amount of \$449,606.00 to United Wholesale Mortgage, LLC, ISAOA/ATIMA, said residence being more particularly described as follows:

Lot 4209, according to the Survey of Abingdon by the River, Phase 3, as recorded in Map Book 54, Page 38 in the Probate Office of Shelby County, Alabama.

WHEREAS, it will be inconvenient for the undersigned, FREDDY GUERRA to be present for the closing of the purchase of the property as the undersigned FREDDY GUERRA will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint his nephew, MARTIN RAMOS as his Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints as his Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the purchase and simultaneous mortgage of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said MARTIN RAMOS, notwithstanding any later disability or incompetence of the undersigned.

EXECUTED this the 22nd day of December, 2021



FREDDY GUERRA

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a notary public, in and for said county and state, hereby certify that FREDDY GUERRA, whose name is signed to the foregoing Limited 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 this 22nd day of December, 2021.

Given under my hand and official seal this 22nd day of December, 2021.

Rosalia Cole

Notary Public

My commission expires on

ROSALIA COLE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 12/15/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 02:04:21 PM
\$25.00 CHARITY
20220104000003110

Allie S. Bayl