



SPECIFIC POWER OF ATTORNEY

DESIGNATION OF AGENT

I, Felix Cohen Setton (Principal), name the following person as my agent:

Name of Agent: R. Timothy Estes

Agent's Address: 2188 Parkway Lake Drive, Ste. 101, Hoover, AL. 35244

Agent's Telephone Number: (205) 969-9830

GRANT OF SPECIFIC AUTHORITY

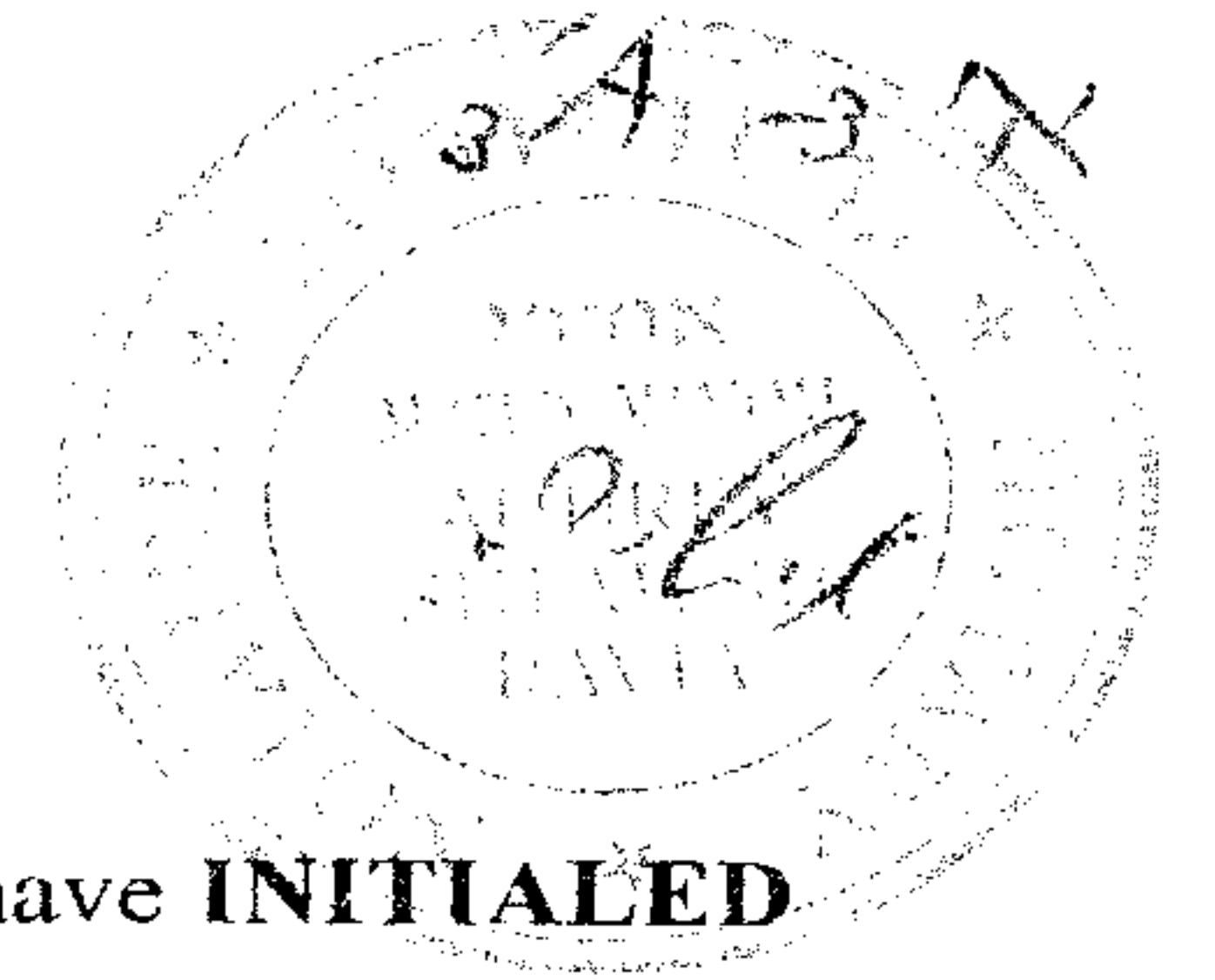
I grant my agent specific authority to act for me with respect to the following subjects as defined in the Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, with respect to the following real property ("Property"):

Subject Property Mailing Address: 856 Huntington Trace, Chelsea, AL. 35043

Legally described as: **Lot 58, according to the Survey of Polo Crossings, Sector III, as recorded in Map Book 47, pages 24A and 24B, in the Probate Office of Shelby County, Alabama**

If you wish to grant specific authority over less than all subjects enumerated in this section you must INITIAL by each subject you want to include in the agent's authority:

- FCS Sale of Real Property as defined in § 204
- FCS Tangible Personal Property as defined in § 205
- FCS Stocks and Bonds as defined in § 206
- FCS Commodities and Options as defined in § 207
- FCS Banks and Other Financial Institutions as defined in § 208
- FCS Operation of Entity or Business as defined in § 209
- FCS Insurance and Annuities as defined in § 210
- FCS Estates, Trusts, and Other Beneficial Interests as defined in § 211
- FCS Claims and Litigation as defined in § 212
- FCS Personal and Family Maintenance as defined in § 213
- FCS Benefits from Governmental Programs or Civil or Military Service as defined in § 214
- FCS Retirement Plans as defined in § 215
- FCS Taxes as defined in § 216
- FCS Gifts as defined in § 217



GRANT OF SPECIFIC AUTHORITY

My agent **MAY NOT** do any of the following specific acts for me **UNLESS** I have **INITIALED** the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. **INITIAL** the specific authority you **WANT** to give your agent.)

FCS Make and execute any and all documents including a warranty deed pertaining to the sale and/or transfer of the Property;

FCS Receive and execute all consumer disclosure documents and exercise all rights granted thereunder; and

FCS Execute any and all documentation reasonable and necessary from the lender and/or closing attorney to effectuate the sale of said Property, including, but not limited to, Closing Disclosures, instruments of conveyance and supporting documentation, certifications, acknowledgments, affidavits, title company documents, and like instruments.

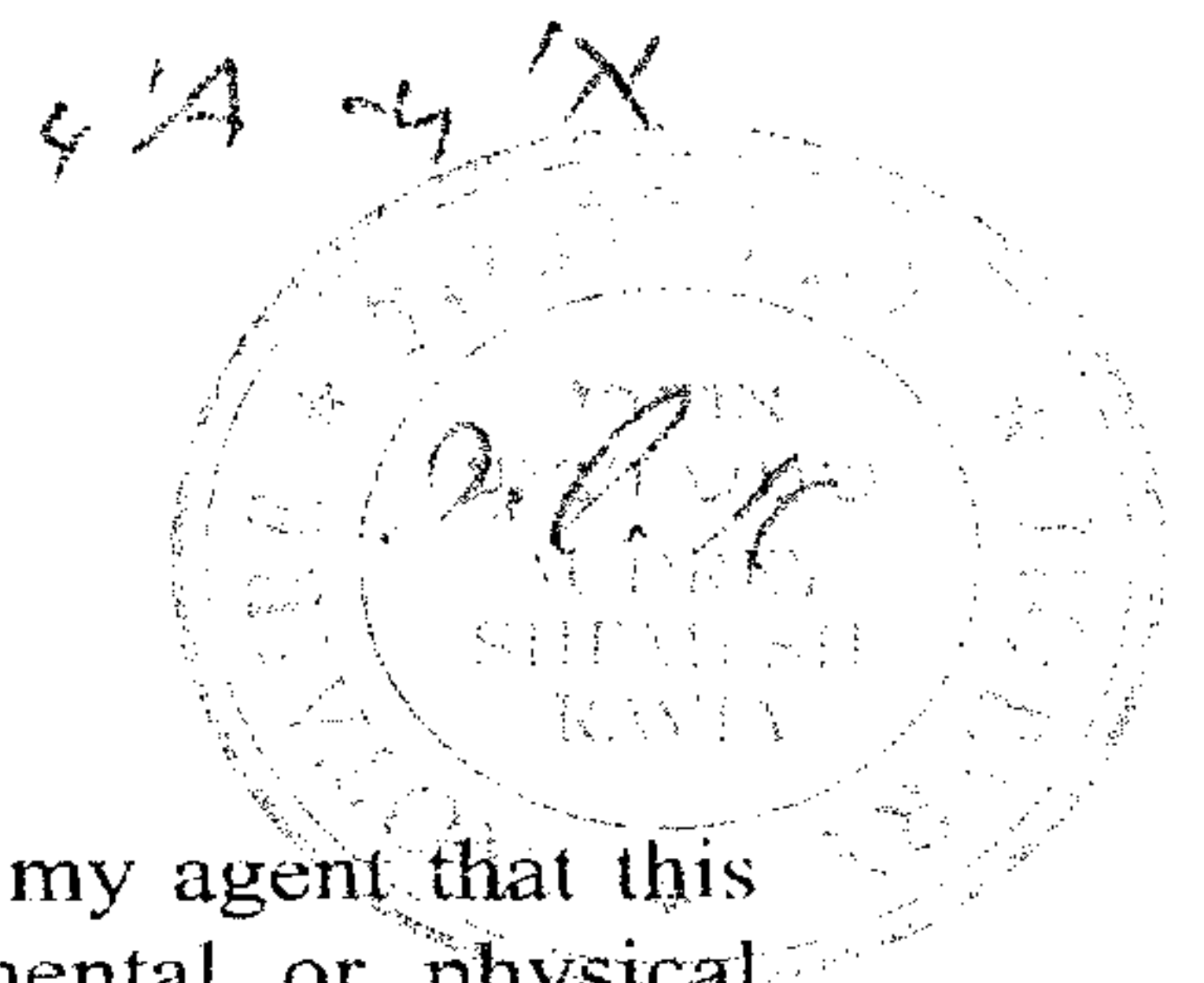
LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant **MAY NOT** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 2041 and 2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.



SPECIAL INSTRUCTIONS

As to *durability*, I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent **disability**, mental or physical **incapacity**, or **incompetence** and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on **February 28, 2022** at 11:59 pm.

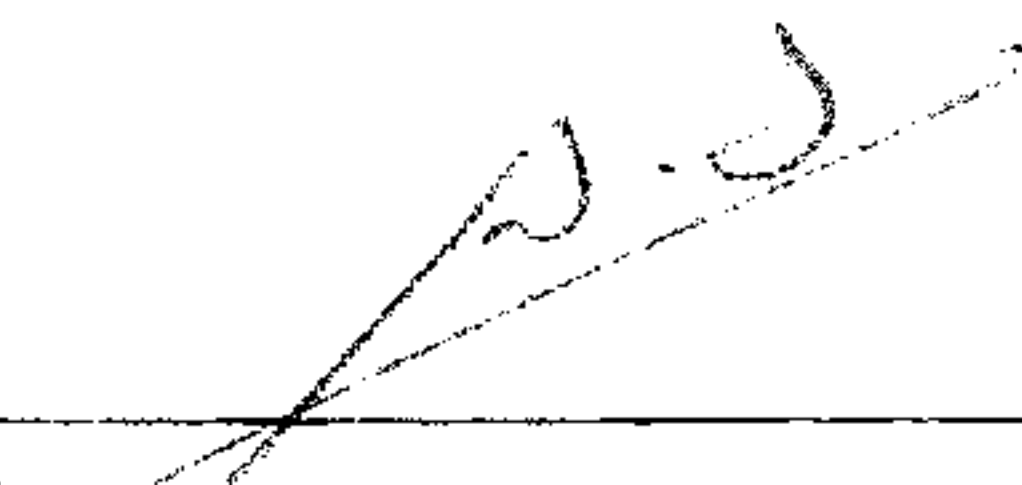
EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 24 day of January 2022.



Felix Cohen Setton
Israel ID No. 064281967

Principal's Address: Kalman Magen Street No. 7, Apt. 51, Tel Aviv, Israel 6107079

Principal's Telephone Number:



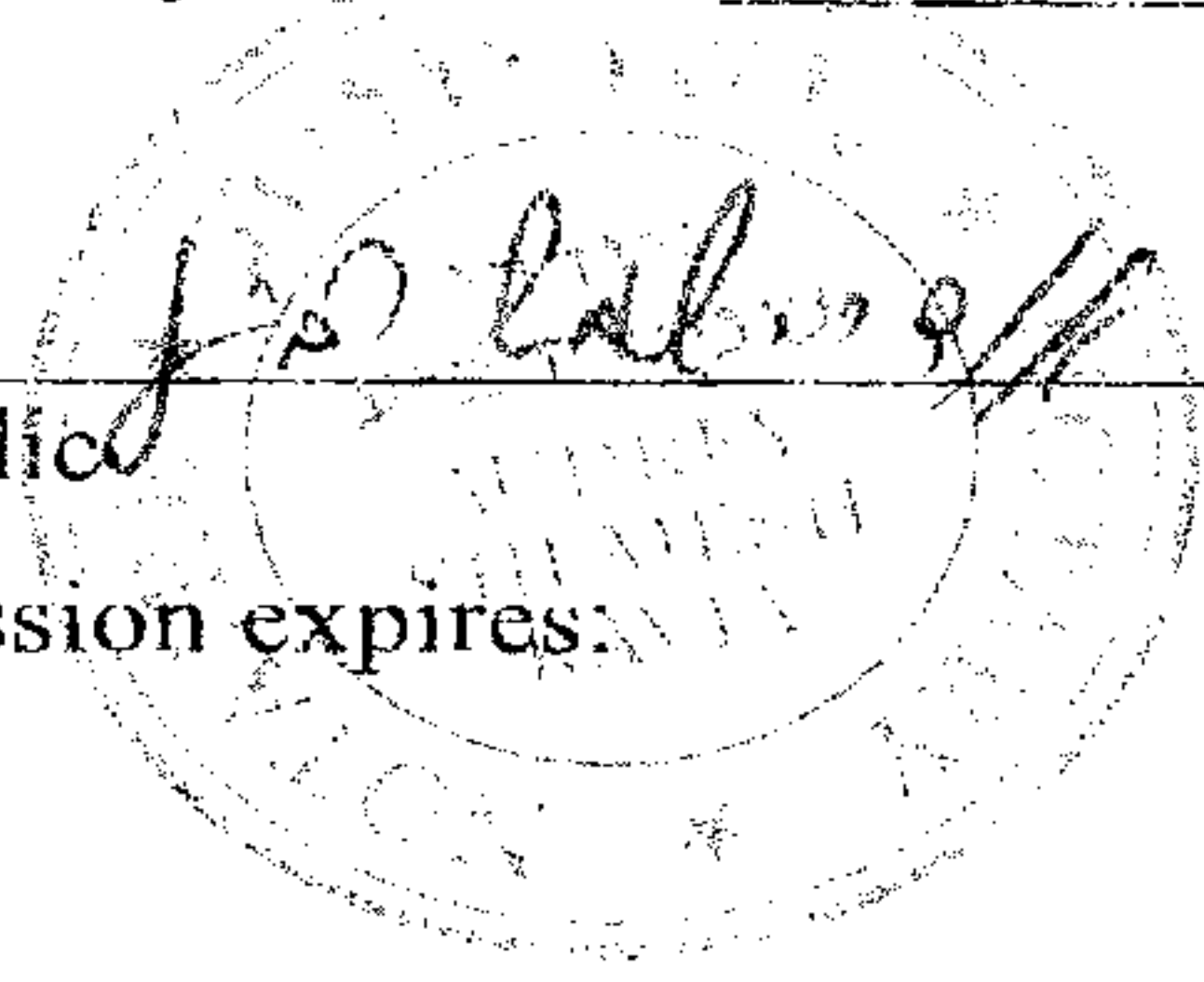
STATE OF ISRAEL)

COUNTY OF TEL AVIV)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Felix Cohen Setton, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 24/1/22.

Notary Public
My commission expires: _____



(Seal)

This document prepared by:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2022 03:25:58 PM
\$34.00 JOANN
20220131000043760

Serial: 190/2022

Allie S. Bayl

מספר סידורי: 190/2022

Authentication of Signature

אימות חתימה

I, the undersigned, **Audrey Shemesh Ravia**, Notary holding license no. 220284, hereby certify that:

אני הח"מ, **אודרי שמש רביע**, נוטריון בעלת רשיון מס. 220284, מאשרת כי:

On 24/01/2022 there appeared before me at my office, located at 28 Haarbaa St., Tel Aviv, **Mr. FELIX COHEN SETTON**, whose identity has been proven to me by an Israeli Identity-Booklet No. **064281967**, issued on 25/02/2015.

ביום 24/01/2022 ניצב לפני במשרדי שבמען הארבעה 28, תל אביב, **מר פליקס כהן סטון**, שזהותו הוכחה לי על פי תעודת-זהות ישראלית מספר **064281967**, שהונפקה ביום 25/02/2015.

And I was convinced that the person standing before me fully understood the significance of the action and voluntarily signed the attached document, marked "1-A7".

ושוכנעתי כי הניצב לפני הבין מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות "1א-7".
לראיה הנני מאמתת את חתימתו של מר פליקס כהן סטון בחתימת ידי ובחותמי, היום 24/01/2022.

In witness whereof I hereby authenticate the signature of Mr. FELIX COHEN SETTON by my own signature and seal, this day, 24/01/2022.

השכר עבור מקור ועותק אחד

Fee for original and one copy
Notary fee: 236 NIS (VAT not included)
Notary fee: 276 NIS (VAT included)

שכר נוטריון: 236 ש"ח (לפני מע"מ)
שכר נוטריון: 276 ש"ח (כולל מע"מ)

חתימה וחותם הנוטריון

Notary's Seal and Signature

