

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I/we **Yajing Wang** of Philadelphia County, State of Pennsylvania, by these presents do make, constitute and appoint **Jianli Zhao** of Philadelphia County, State of Pennsylvania as my true and lawful Attorney-in-Fact and Agent (hereinafter called Agent), for me in my name(s), place and stead and for my behalf and benefit:

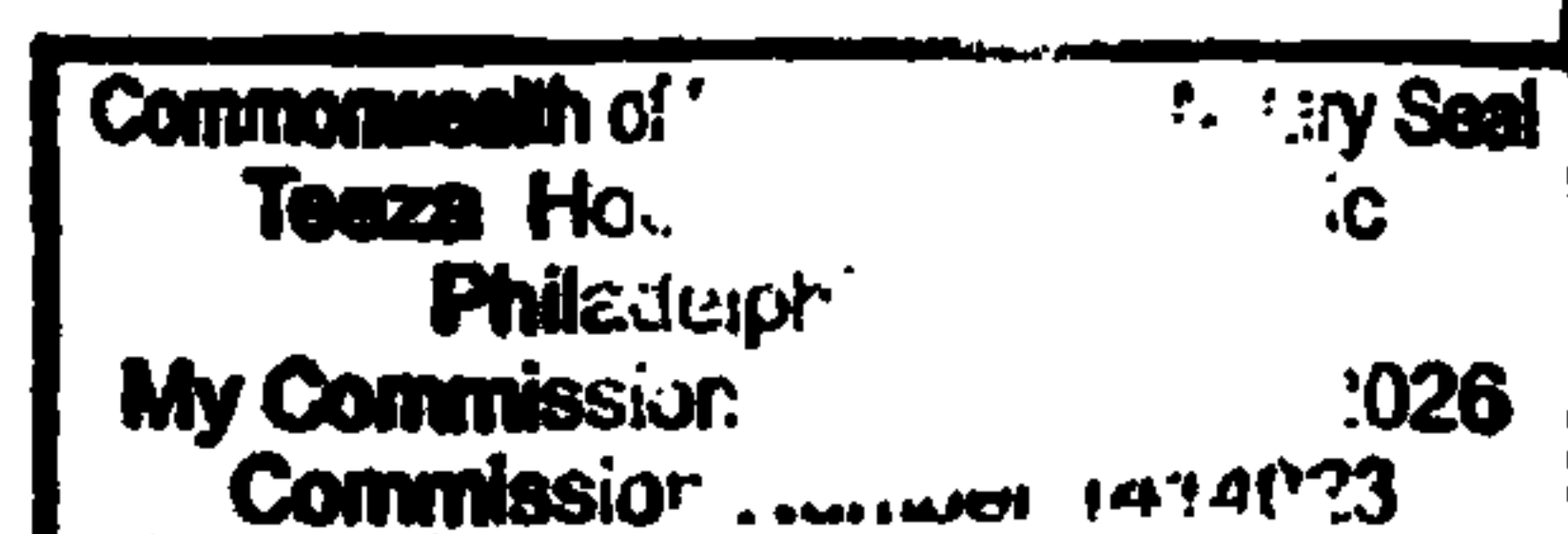
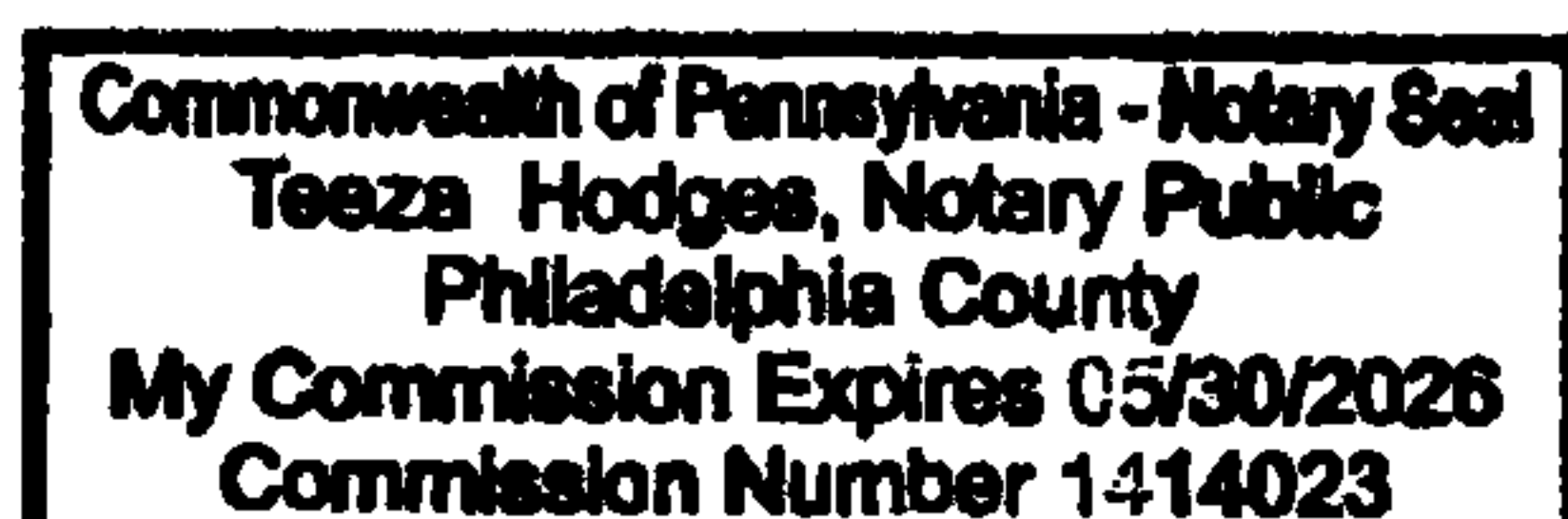
1. SPECIFIC GRANT OF POWER: To exercise or perform the specific act enumerated below relating to the transaction of property, real or personal, tangible or intangible, to be sold or bought by me. I grant my Agent full power and authority to do fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of his power of attorney and the powers herein granted:

a. POWER TO SELL/CONVEY: To sell and/or convey, purchase, refinance or mortgage, buy or sell real or personal property, tangible or intangible any interest therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any and all instruments or documents specifically a Mortgage with Regions d/b/a Regions Mortgage in an amount not to exceed \$508,250 for a 15 year term at an interest rate of 4.625% pertaining to the PURCHASE and conveyance of the real or personal property located at **2423 Birkshire Drive, Hoover, AL 35244.**

2. INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a specific durable power of attorney and shall not be affected by my disability, incompetence or incapacity. This instrument is executed and delivered in the State of Alabama and the laws of the State of Alabama shall govern all questions as to the validity of the power and the construction of its provisions.

3. INDEMNITY: I hereby bind myself to indemnify my Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorney fees which my/our Agent at any time may sustain or incur in connection with carrying out the authority granted in this Power of Attorney.

4. THIRD PARTY RELIANCE: Third parties may rely upon the representatives of my Agent as to all matters relating to the specific power granted to my /our Agent and no person who may act in reliance upon the representations of my Agent of the authority granted to my Agent shall incur any liability to me/us or my estate as a result of permitting my/our Agent to exercise this power.



IN WITNESS WHEREOF, I have executed this Specific Durable Power of Attorney, which shall not be affected by my disability, incapacity or incompetence and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Dated this the 14 day of June, 2022.

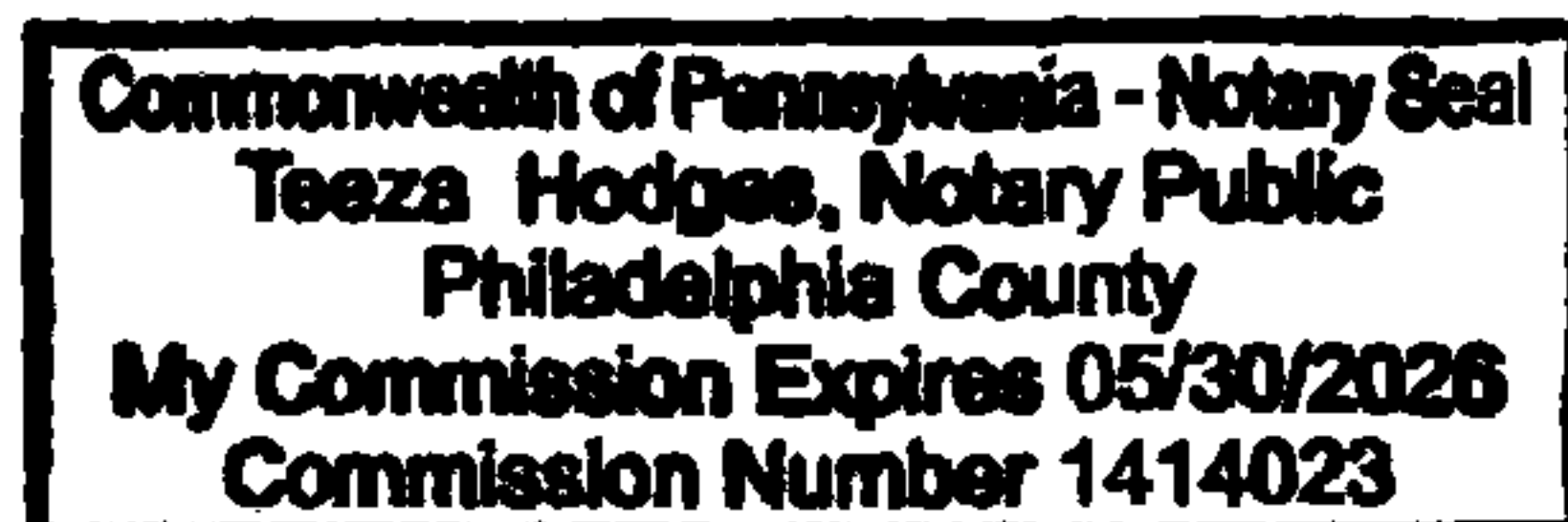
Yajing Wang
Yajing Wang

State of Pennsylvania
County of Philadelphia

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Yajing Wang name(s) is signed to the foregoing Specific Durable Power of Attorney and who is known to me, acknowledged before me on this day that being informed of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14 day of June, 2022.

NOTARY PUBLIC: Teeza Hodges
MY COMMISSION EXPIRES: 5/30/2026



THIS INSTRUMENT PREPARED BY:

Marcus L. Hunt
2870 Old Rocky Ridge Rd
Suite 160
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2022 03:38:11 PM
\$25.00 JOANN
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Allie S. Bayl