

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Keshia Sims Elder** has entered into a contract to sell the residence at **320 Turnberry Road, Hoover, AL 35244** to Nighat Y. Janjua and Zain A. Janjua for \$615,000.00, said residence being more particularly described as follows:

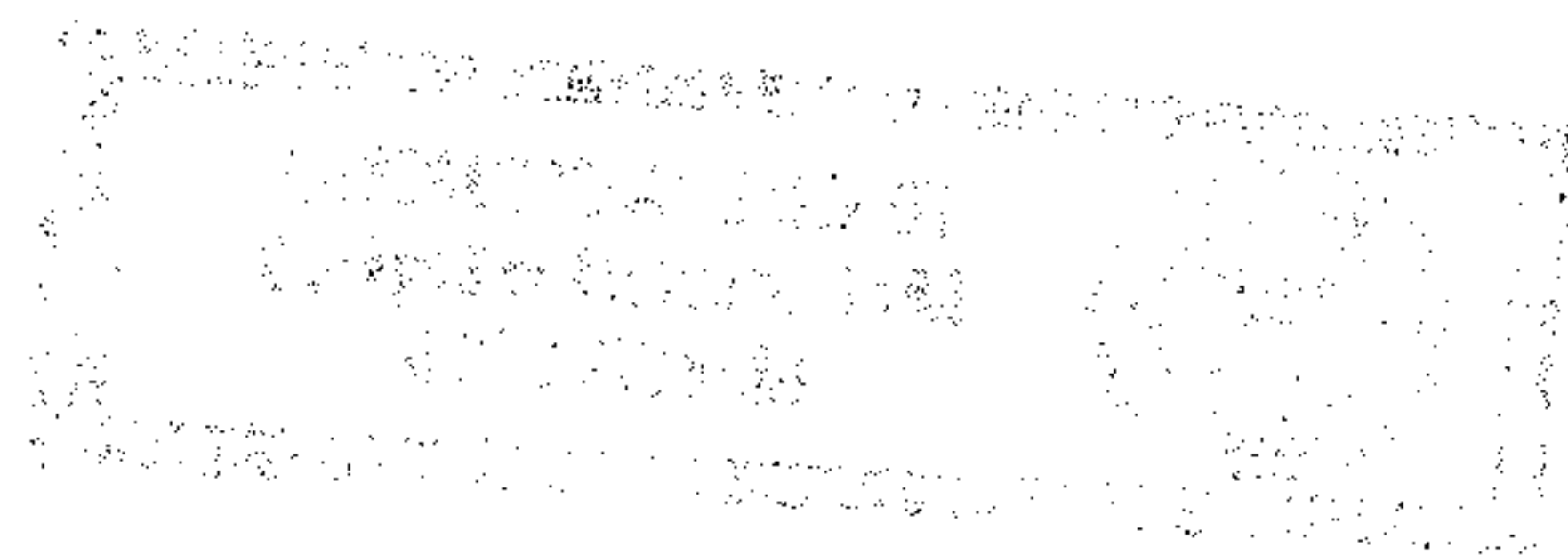
LOT 13, ACCORDING TO THE SURVEY OF HEATHERWOOD 4th SECTOR 2ND ADDITION, AS RECORDED IN MAP BOOK 12, PAGES 79, 80, AND 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

WHEREAS, the undersigned, **Keshia Sims Elder** will be unable to be present for the closing of the sale of the property;

WHEREAS, the undersigned as Principal, desires to appoint, **Keith Elder**, as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the sale of the described property;

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints **Keith Elder** as her 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 sale 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 Principal, **Keshia Sims Elder**, notwithstanding any later disability or incompetence of the undersigned.



LIMITED POWER OF ATTORNEY

EXECUTED this the 29th day of June 2022.

Keshia Sims Elder
Keshia Sims Elder

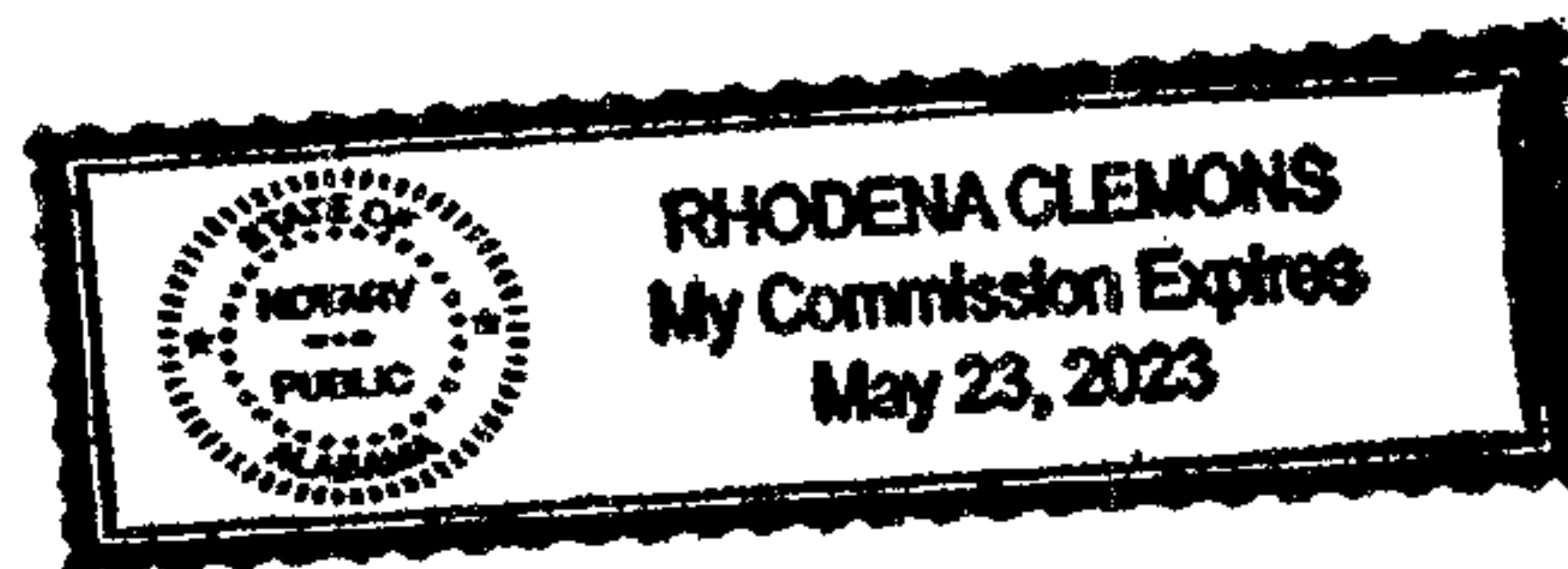
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keshia Sims Elder, 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/she executed the same voluntarily on this the 29th day of June, 2022.

Given under my hand and official seal this the 29th day of June, 2022.

[Signature]
Notary Public

My commission expires: 05/23/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2022 08:45:19 AM
\$25.00 JOANN
20220711000271990

Allie S. Boyd