

Property Address: 2623 Buckboard Road, Birmingham, AL 35244,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Catherine Poche Hantz**, being a resident citizen(s) of the State of Alabama, County of Jefferson having entered into a real estate contract for the purchase and/or mortgage of certain real property located at **2623 Buckboard Road, Birmingham, AL 35244** and being desirous of completing the purchase and/or mortgage of said property, which is located in **2623 Buckboard Road, Birmingham, AL 35244**, , Alabama, and being more specifically described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

And with the advance knowledge that I will be outside of the City of Birmingham at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint **Joshua Paul Hantz**, citizen of Jefferson County, State of Alabama as my true and lawful Attorney in Fact to act in my stead and on my behalf, to participate in and conduct all of my affairs concerning the sale of the above referenced real estate and on my behalf and in my name. For these purposes, I hereby give to the said **Joshua Paul Hantz** power and authority to act in my name and on my behalf, by doing any and all acts or actions of whatever nature I could do myself if I were present in person and performing said acts, including but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and mortgages and/or any other documents requiring my signature which relate to the sale of the above described real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me/us, which writing must be properly recorded in Shelby County, Alabama, and making reference to the above referenced real property.

This Power of Attorney shall not be affected by my disability, incompetency, or incapacity.

I do hereby ratify and confirm all acts and actions which my said Attorney in Fact shall lawfully do by virtue of this Power of Attorney, and I do agree to be bound by the same. I do authorize and acknowledge that minor changes in these terms may be necessary, and my said Attorney in Fact shall have full authority and power to agree to the same on my behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of August, 2022.

Catherine Poche Hantz
Catherine Poche Hantz

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Catherine Poche Hantz**, whose name 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 contents of the specific durable power of attorney he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2022.

Scott Pylant, Alabama, at Large
Notary Public, State of
Scott Pylant
Printed Name

My Commission Expires: April 16, 2025



Scott Pylant
Notary Public
My Commission Expires
April 16, 2025

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Exhibit A

Parcel I

Begin at the SW corner of SW 1/4 of NE 1/4 of Section 4, Township 20 South, Range 1 West, and run North along the West line of said 1/4- 1/4 Section a distance of 50 feet; thence turn right and run East and parallel with the South line of said 1/4-1/4 Section a distance of 605 feet; thence turn right and run South parallel with the West line of said 1/4-1/4 Section a distance of 50 feet, more or less, to a point on the South line of said 1/4-1/4 Section; thence continue South and parallel with the West line of said NW 1/4 of SE 1/4 of Section 4, Township 20 South, Range 1 West a distance of 283.76 feet, more or less, to the point on a center line of County Road No. 39; thence turn right and run Southwesterly along the center line of said road to a point which is the point of intersection of the center line of said road and the West line of NW 1/4 of SE 1/4 of said Section 4; thence turn right and run North along the West line of said 1/4-1/4 Section a distance of 592.5 feet to the point of beginning; being situated in the SW 1/4 of NE 1/4 and NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama. Except a part of the land lying with the road right of way.

Parcel II:

Lot 37, according to the Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2022 08:05:09 AM
\$28.00 PAYGE
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Allie S. Bayl