

Property Address: 4908 Stonecreek Way, Calera, AL 35040,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Merli E. Zelaya**, being a resident citizen(s) of the State of _____ New York _____, County of _____ Queens _____ having entered into a real estate contract for the purchase and/or mortgage of certain real property located at **4908 Stonecreek Way, Calera, AL 35040** and being desirous of completing the purchase and/or mortgage (for Loan #233023ALR and executing all necessary mortgage financing documents and all documents related thereto, including transfer and title documents, including specifically a first money mortgage encumbering the premises in favor of UMC Mortgage Company, and any of their successors and/or assigns) of said property, which is located in **4908 Stonecreek Way, Calera, AL 35040**, , Alabama, and being more specifically described as:

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

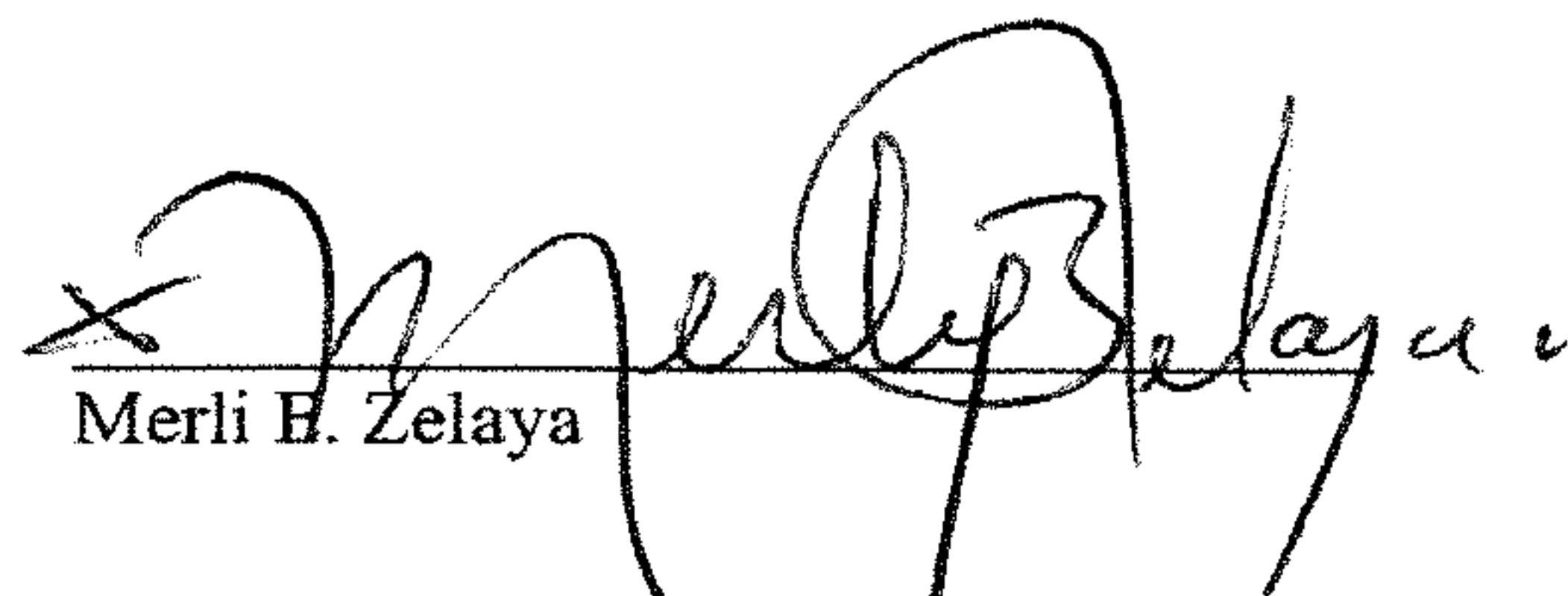
And with the advance knowledge that I will be outside of the City of Birmingham at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint Jhon Alexander Rosales Castillo, citizen of _____ Shelby _____ 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 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.

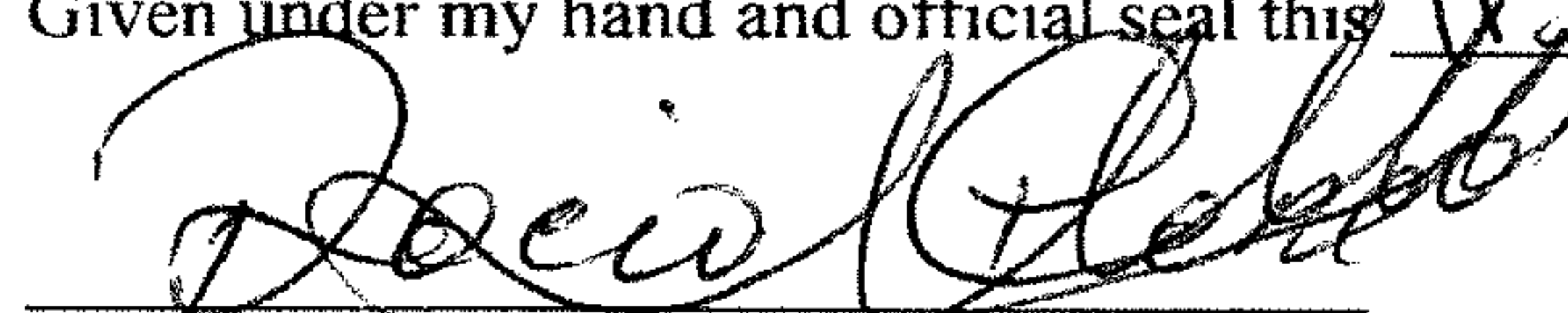
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September, 2022


Merli E. Zelaya

State of New York
County of Queens

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Merli E. Zelaya**, 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 1st day of September, 2022


Notary Public, State of New York
Rocio Perez
Printed Name

My Commission Expires: Sept 8 - 2026

ROCIO PEREZ
NOTARY PUBLIC, State of New York
No. 01PE6013150
Qualified in Richmond County
Term expires September 8, 2022

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

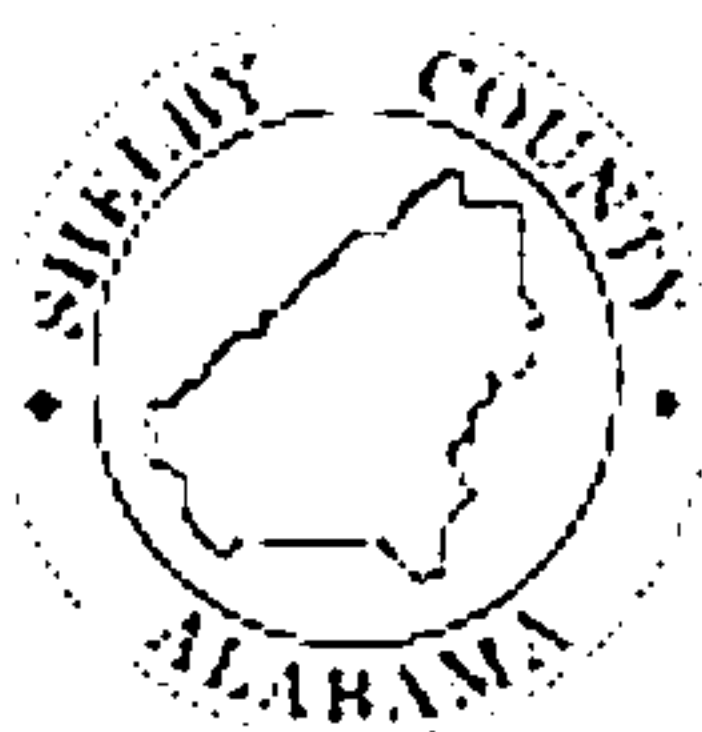
Exhibit A

Property 1:

Lot 51, according to the Final Plat of Stone Creek Phase 5 Plat One Lake Sector, as recorded in Map Book 39, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

The proceeds of this loan have been applied to the purchase price of the property herein conveyed to mortgagors simultaneously herewith.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2022 09:58:02 AM
\$28.00 JOANN
20220914000355910

Allen S. Bayl