

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, IAN C. GROOM and CLAIRE CORBETT GROOM have entered into a contract for the purchase of a residence at 2917 Blackridge Place, Hoover, AL 35244, for \$940,000.00 and simultaneous first mortgage in the amount not to exceed \$150,000.00 to GMFS, LLC, ISAOA/ATIMA, said residence being more particularly described as follows:

Lot 1317, according to the Survey of Blackridge Phase 3, as recorded in Map Book 55, Page 83 A, B & C, in the Probate Office of Shelby County, Alabama.

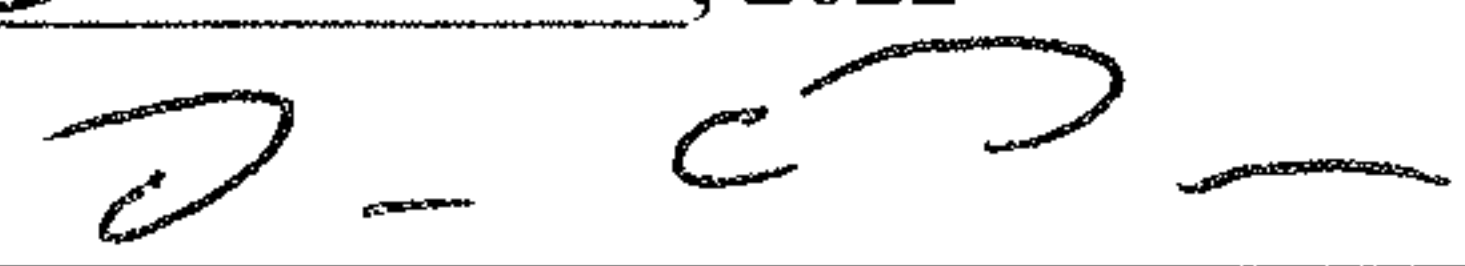
WHEREAS, the undersigned, IAN C. GROOM cannot be present for the closing of the purchase of the property as the undersigned, IAN C. GROOM will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint his wife, CLAIRE CORBETT GROOM of Mobile, Alabama, as his Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints as his 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 purchase and simultaneous mortgage 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 CLAIRE CORBETT GROOM, notwithstanding any later disability or incompetence of the undersigned.

EXECUTED this the 7 day of Oct, 2022



IAN C. GROOM

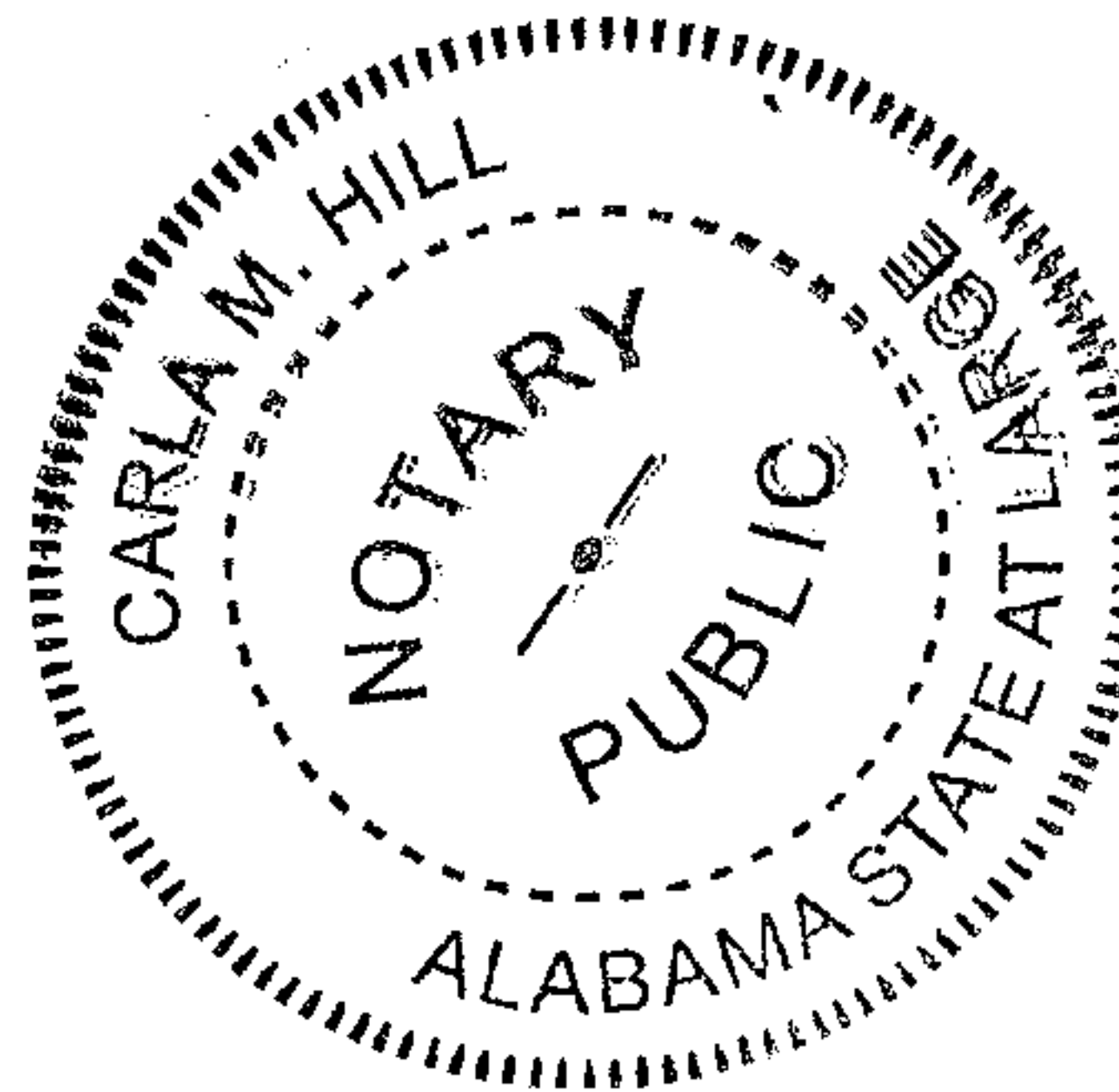
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public, in and for said county and state, hereby certify that IAN C. GROOM, 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 executed the same voluntarily on this 7th day of October, 2022.

Given under my hand and official seal this 7th day of October 2022.

Carla M Hill
Notary Public
My commission expires on 3/23/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 03:18:40 PM
\$25.00 JOANN
20221025000401630

Allie S. Bayl