

STATE OF ALABAMA
COUNTY OF SHELBY



LIMITED
POWER OF
ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Limited Durable Power of Attorney, that I, Chetan Soni, of Shelby County, State of Alabama, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT Nitesh Shrivastava, of King County, State of Washington, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact to engage in any real estate transaction regarding the property located at 1317 Applegate Drive, Alabaster, Alabama 35007, and legally described as:

Lot 98, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama, together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc., recorded in real 65, Page 201, in the Probate Office of Shelby County, Alabama and more fully defined in the Declaration of Covenants, Conditions, and Restrictions of Applegate Townhouse in Real 63, Page 634 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

including but not limited to, the power to purchase and/or mortgage the property to Better Mortgage Corporation, their successors and/or assigns as their interest may appear, for a loan, and sign all documents in connection with said real estate transaction, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said Nitesh Shrivastava shall lawfully do or cause to be done by himself/herself lawfully designated by virtue of the power herein conferred upon him/her.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, Chetan Soni; and such rights, powers and authority shall remain in full force and effect until the death of the principal, Chetan Soni, or until his/her disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

This specific Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute and shall be exercisable from this date. All acts

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done by my attorney-in-fact pursuant to this power shall bind me, my heirs, devisees, and personal representatives. This specific power of attorney is non-delegable.

I authorize my Attorney-in-Fact to endorse, sign, seal, execute and deliver and any and all mortgages for the lender, deeds of trust, deed of trust notes, notes or bonds, financing statements, checks, drafts or other negotiable instruments and other written instrument(s) or document(s) of whatever kind reasonably required to effectuate this loan.

I also authorize my Attorney-in-Fact, when appropriate, to execute in my name and behalf such papers and documents s may be required to obtain and consummate a mortgage loan closing including, but not limited to, mortgage loans guaranteed and /or insured, or otherwise, and to execute such documents as may be required, and to execute loan settlement statements, certifications of occupancy, statements required by the federal Truth-in-Lending law or Real Estate Settlement Procedures Act, and any and all other papers necessary or proper to obtain and consummate said loan.

This Power of Attorney shall expire on March 1, 2023.

IN WITNESS WHEREOF, as Principal, I have signed this Limited Durable Power of Attorney in King County, State of Washington, this 08 day of October, 2022, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Chetan S

Principal

STATE OF Washington
COUNTY OF King

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Acknowledgment

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Chetan Soni, whose name is signed to the foregoing Limited Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Limited Durable Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED BEFORE ME this, the 8th day of October, 2022.

Charlie N Lonac

Notary Public

My Commission Expires: 02/22/2025

Notary Public
State of Washington
CHARLIE N LONAC
LICENSE # 21010565
MY COMMISSION EXPIRES
FEBRUARY 22, 2025



This Instrument Prepared By:
Justin Smitherman
Alabama Law Services, LLC
173 Tucker RD STE 201
Helena, AL 35080

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$25.00 JOANN
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Allie S. Beal