

STATE OF ALABAMA
JEFFERSON COUNTY

20221121000427990
11/21/2022 08:33:25 AM
POA 1/1

DURABLE SPECIAL POWER OF ATTORNEY

I, Benjamin Edward Nichols, do hereby appoint Pamela Nichols my true and lawful attorney-in-fact, for me in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1, Closing Statement, Note, Mortgage, Riders, Truth in Lending and any other forms required by the Lender, the Title Company and/or the Closing Attorney in connection with the sale of the property located at 725 Carl Raines Lake Road, Hoover, AL 35244 and more particularly described as follows, to wit:

Part of the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West; said plot of land more particularly described as follows: begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West, thence North along the West line of said SW 1/4 of the SE 1/4 a distance of 420.0 feet; thence turn an angle to the right of 90°53'30" and run East a distance of 584.6 feet to a point on the old railroad bed now used as a public road; thence turn an angle of 134°30' right and run in a SW direction along said public road a distance of 589.2 feet to a point on the South line of said SW 1/4 of the SE 1/4 thence turn an angle of 45°30' right and run West along the South line of said SW of the SE 1/4 a distance of 165.7 feet to the point of beginning.

On such terms and conditions as she may deem necessary and proper, to sign, execute, and deliver, in any name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

The Power of Attorney is granted for a period of 180 days and shall become effective on the 18 day of November, 2022 and shall terminate one hundred eighty (180) days thereafter.

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

Executed this 18 day of November, 2022.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 08:33:25 AM
\$22.00 JOANN
20221121000427990

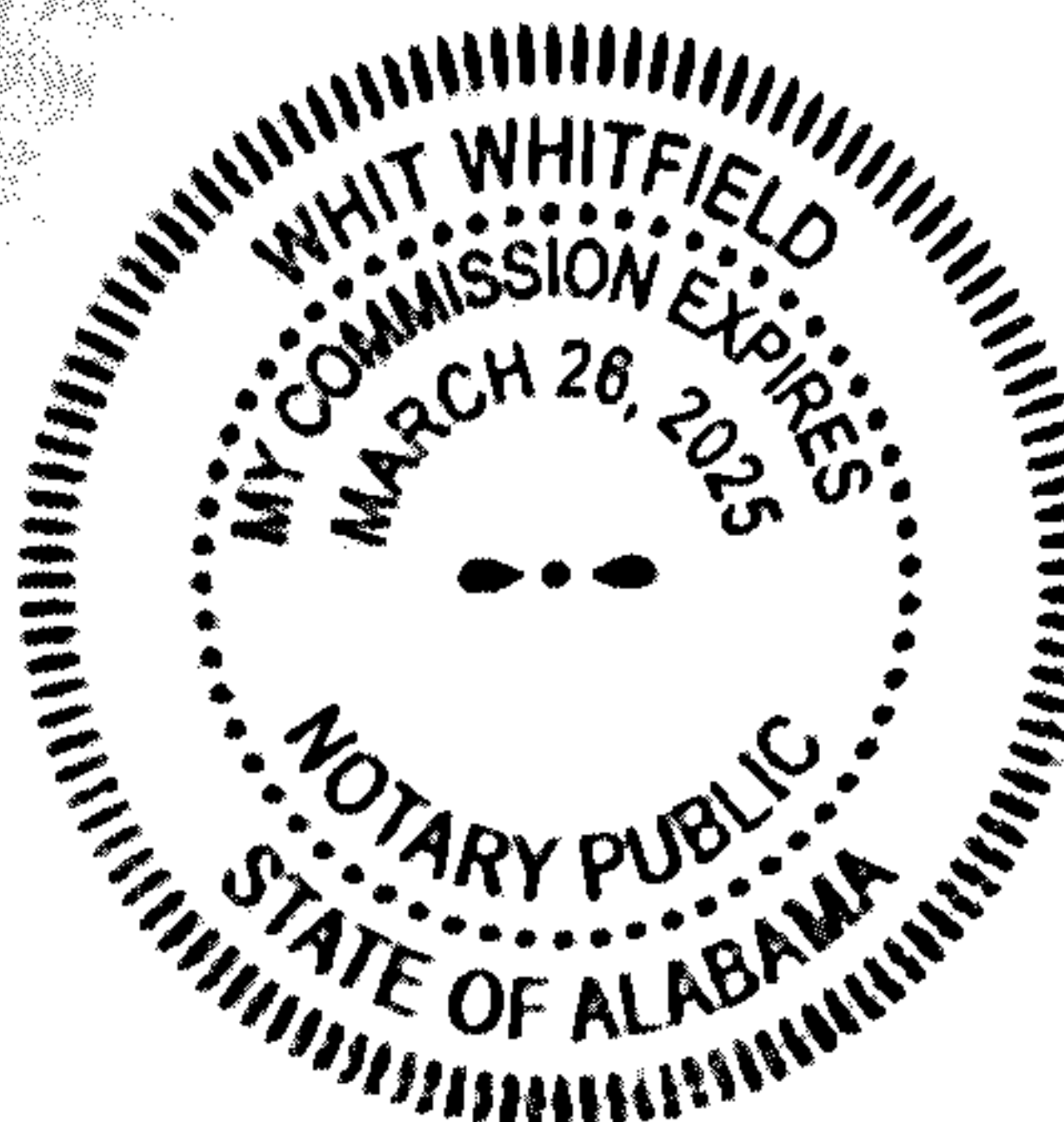
Benjamin Edward Nichols
Benjamin Edward Nichols

STATE OF AL
COUNTY OF Shelby

Allen S. Byrd

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

This instrument Prepared by:
Whit Whitfield, Esq.
Top Tier Title
600 Beacon Pkwy W, Ste 450
Birmingham, AL 35209



Whit Whitfield
Notary Public
Print Name: Whit Whitfield
Commission Expires: