

STATE OF ALABAMA

COUNTY OF SHELBY

**DURABLE SPECIAL POWER OF ATTORNEY**

I, DOMINIC PAUL TROIANI do hereby appoint JENNA LEEANN TROIANI, as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit to execute all documents and instruments, including the HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit, addendums, contract items, and other miscellaneous required documents and should there be any changes to the Deed or Lien Waiver, in connection with the sale of property located at 1419 Highland Lakes Trail, Birmingham, AL 35242 and more particularly described as follows, to-wit:

Lot 364, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3<sup>rd</sup> Sector, recorded as Instrument #1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration).

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

This Power of Attorney is granted for a period of 180 days and shall become effective on the 4 day of February, 2023 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 the 4 day of February, 2023.


  
DOMINIC PAUL TROIANI

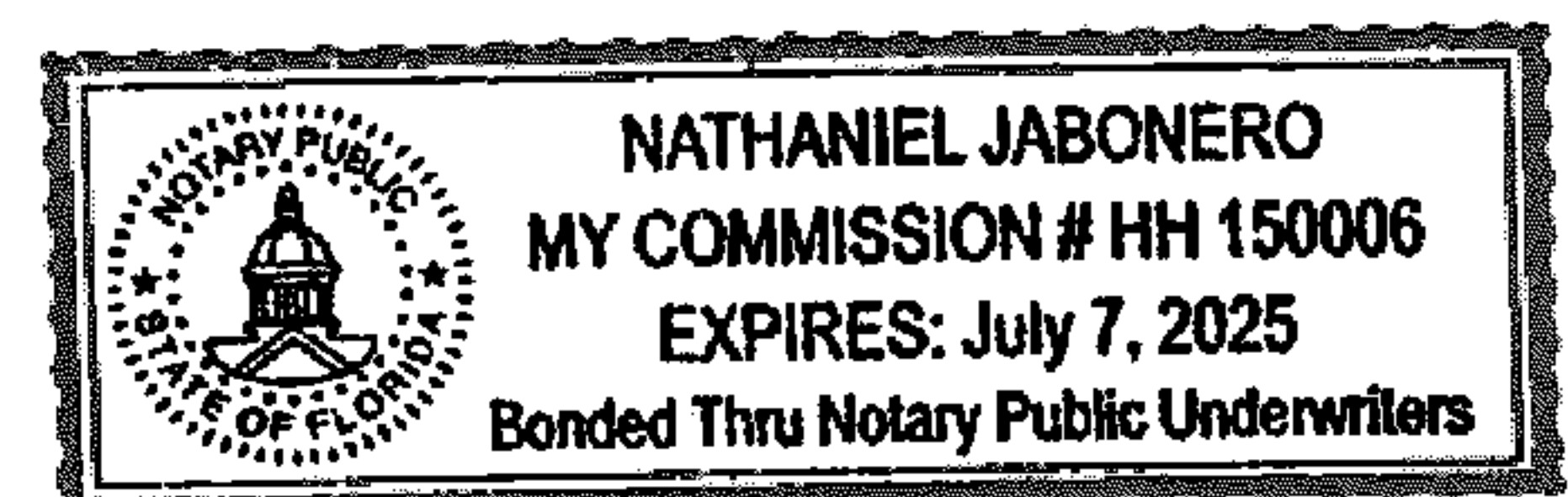
STATE OF Florida  
COUNTY OF Pineellas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOMINIC PAUL TROIANI, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of February, 2023.

**MUST AFFIX SEAL**

  
Notary Public  
Printed Name: Nathaniel Jabonero  
Commission Expires: July 7, 2025



THIS INSTRUMENT PREPARED BY:  
CHARLES D. STEWART, JR.  
ATTORNEY AT LAW  
EXECUTIVE REAL ESTATE GROUP, LLC  
4898 VALLEYDALE DRIVE, SUITE A-2  
BIRMINGHAM, AL 35242  
Our file: 2023016



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/14/2023 09:57:43 AM  
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