

## Alabama Limited Power of Attorney Form

### I. IMPORTANT INFORMATION

A. This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal) as limited herein. Your agent will be able to make decisions and act with respect to your property whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, as amended.

B. This power of attorney does not authorize the agent to make health care decisions for you. Such powers are governed by other applicable law.

C. You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

D. Your agent is entitled to reimbursement of reasonable expenses and reasonable compensation unless you state otherwise in the Special Instructions.

E. This form provides for designation of one agent. If you wish to name more than one agent you may name a co-agent in the Special Instructions. Co-agents are not required to act together unless you include that requirement in the Special Instructions.

F. If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

G. This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

H. If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

### II. DESIGNATION OF AGENT

I, **Wanda Faye Peters**, name the following person as my agent:

Name of Agent: **Christopher T. Peters**


Agent's Address: 156 Primrose Lane, Shelby, AL 35243

Agent's Telephone Number: [REDACTED]

### III. GRANT OF LIMITED AUTHORITY

I grant my agent and any successor agent authority to act for me with respect to the following subjects as defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, as amended:

Real Property as defined in Section 26-1A-204

  
20230224000050130 2/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
02/24/2023 09:43:41 AM FILED/CERT

#### **IV. LIMITATIONS ON AGENT'S AUTHORITY**

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

##### *Limitation of Power*

Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. §§2041 and 26 U.S.C. §§2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

#### **V. SPECIAL INSTRUCTIONS**

You may give special instructions on the following lines. For your protection, if there are no special instructions write NONE in this section.

This power of attorney is limited to execution all documents and perform all acts necessary to sell and convey certain real estate in Shelby County, Alabama, located at 7910 Hwy 31, Calera, AL 35040, and described as parcel #28 5 21 1 001 025.000, to J & R Properties, LLC.

The appointment of the agent is special and limited and in no way affects, supersedes, or otherwise limits any previous appointments of other agents under other powers of attorney I may have executed. This limited power of attorney shall terminate upon the completion of all acts necessary to carry out the sale of the real estate described above.

#### **VI. EFFECTIVE DATE**

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.



## VII. RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

## VIII. SIGNATURE AND ACKNOWLEDGMENT

Wanda Faye Peters  
(Signature of Principal)

Your Signature Date: 2-23-2023

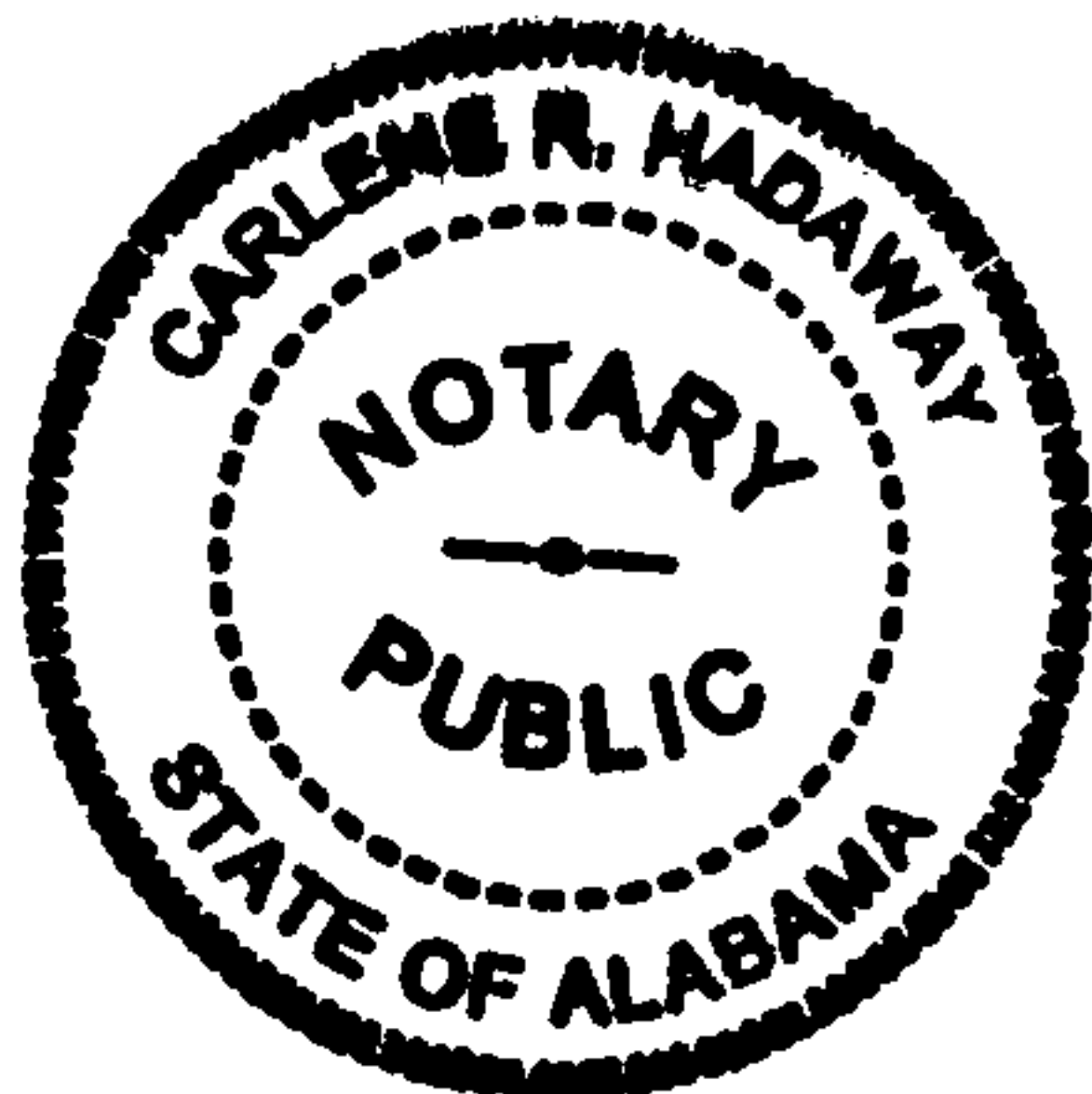
Your Name Printed: Wanda Faye Peters

Your Address: 1254 8<sup>th</sup> AVE APT 60 Calera AL 35040

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for the County in this State, hereby certify that Wanda Faye Peters, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 23<sup>rd</sup> day of February, 2023.



Carlene R. Hadaway

Notary public

My commission expires:

This document prepared by:  
William R. Justice, P.O. Box 587, Columbiana, AL 35051

MY COMMISSION EXPIRES NOVEMBER 16, 2025