

ALABAMA REAL ESTATE POWER OF ATTORNEY



20230224000050440 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/24/2023 12:19:33 PM FILED/CERT

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

Acceptance by Principal

In witness whereof, I have executed this instrument this 2nd day of November, 2020.

Principal's Signature Samantha Henderson Print Name Samantha Henderson

Official Witness

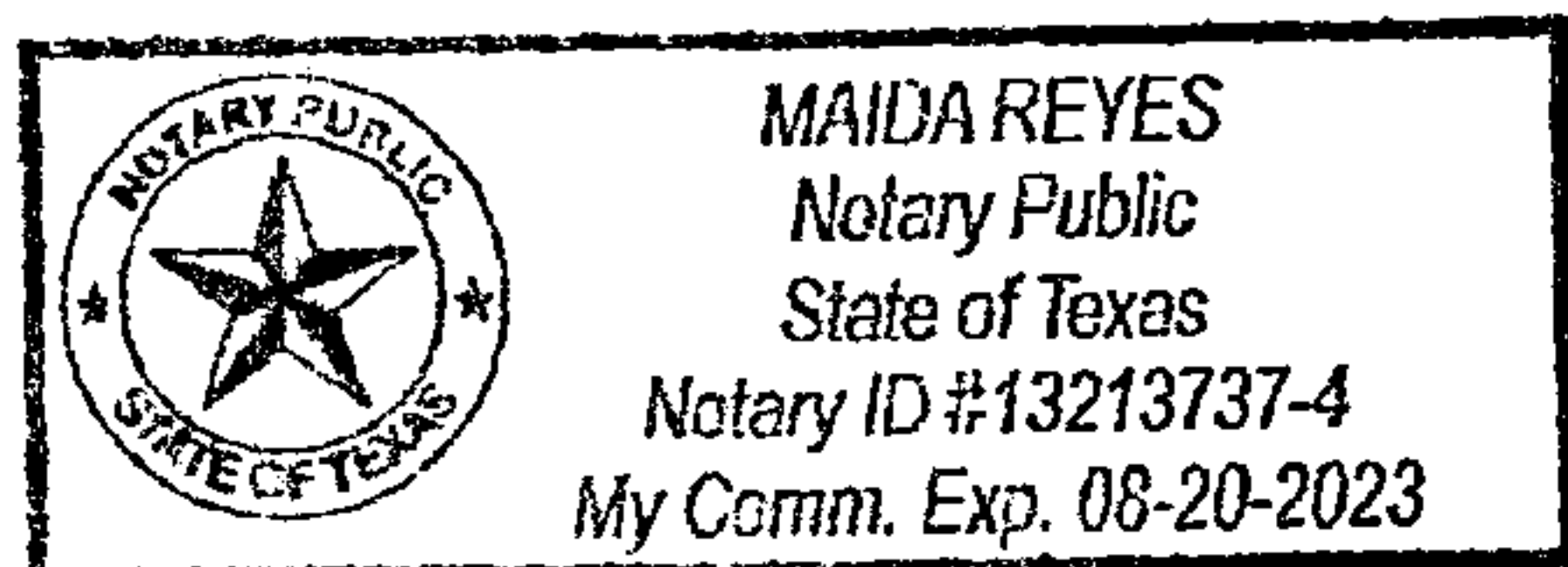
STATE OF TEXAS)

COUNTY OF)

Sherman

I, the undersigned, a Notary Public in said State, hereby certify that Samantha Henderson whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of November, 2020.



Maida P. Reyes
Notary Public
My Commission Expires: 8-20-2023

Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature Wesley Sims Print Name WESLEY SIMS

Official Witness

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in said State, hereby certify that Wesley Sims whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of December, 2020.

Autumn Brazil
Notary Public
My Commission Expires: 3-15-2022

ALABAMA REAL ESTATE POWER OF ATTORNEY

Pursuant to § 204. REAL PROPERTY

I, Samantha Henderson, of PO Box 102092, Irondale, AL 35210 (the "Principal")

hereby appoint


Wesley Sims, of 500 Karey Dr, Center Point, AL 35215 (the "Agent")

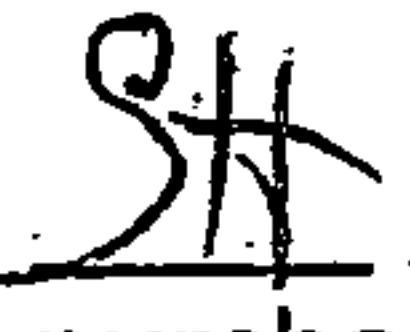
to act on my behalf for the purpose set forth in Article I below:

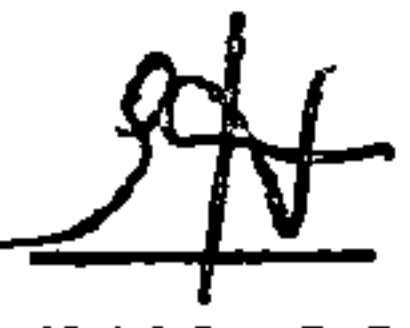
County Division Code: AL040
Inst. # 2022018230 Pages: 1 of 2
I certify this instrument filed on
2/16/2022 8:24 AM Doc: POA
Judge of Probate
Jefferson County, AL. Rec: \$19.00


Clerk: CRAWFORD

Article I. Assignment of Authority

 ☒ - **Sale of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located anywhere within the state of Alabama. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction. Agent is authorized to accept payments in the form of cash, check, money order, bank wire, bank deposit, or through any other 3rd party payment platform on my behalf.

 ☒ - **Purchase of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located anywhere within the state of Alabama. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account.

 ☒ - **Management of Real Estate Investments:** My agent is authorized to act on my behalf for the purpose of managing the premises located anywhere within the state of Alabama. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management. Agent is authorized to accept payments in the form of cash, check, money order, bank wire, bank deposit, or through any other 3rd party payment platform on my behalf.

 ☒ - **Purchase & Management of Liens:** My agent is authorized to act in my behalf for the purpose of purchasing, assigning, selling, placing, or enforcing a lien on lands and premises located anywhere within the state of Alabama. My agent is authorized to perform any and all acts related to such, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the task as well as to accept the proceeds on my behalf.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

This power of attorney is effective as of the date hereof and shall terminate upon my revocation only.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.



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