

20230412000102980
04/12/2023 11:23:22 AM
POA 1/1

STATE OF ALABAMA
COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Cynthia Ivette Pacheco-Garcia, as principal (hereinafter referred to as "Principal"), do hereby appoint Kamille Soto Ponce as my true and lawful Attorney-in-Fact (hereinafter referred to as "Agent") for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including but not limited to the Closing Settlement Statement, Deed, IRS 1099 Form and any other required documents or forms required by the Lender, the Title Company and/or Closing attorney necessary to complete the conveyance of property located at 218 Calloway Lane, Pelham, AL 35124 and more particularly described as follows, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF CALLOWAY COVE, PLAT NO. 1, AS
RECORDED IN MAP BOOK 31, PAGE 67, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

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

I further give and grant unto my Agent 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 Agent shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall become effective upon its execution 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 6 day of April, 2023.

Cynthia Ivette Pacheco - Garcia
Cynthia Ivette Pacheco-Garcia

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Ivette Pacheco-Garcia, 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 said Durable Special Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2023.

Notary Public

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large

My Commission Expires: 03-25-26

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243



File No.: BHM-23-1594

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2023 11:23:22 AM
\$22.00 JOANN
20230412000102980

Allen S. Boyd