

**SPECIFIC POWER OF ATTORNEY  
TO  
PURCHASE AND MORTGAGE REAL ESTATE**

**BE IT KNOWN**, that on this 13 day of April, 2023, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**Kara Stettner  
("Principal")**

a person of the full age of majority who declared that she is a party to that certain Sales Contract originally dated March 28, 2023 in which she has agreed to purchase from Keith Radenhausen, Jr. and Autumn Radenhausen, real property located at 2801 Falliston Lane, Birmingham, Alabama 35244, Shelby County, Alabama, said property being more particularly described as follows:

**LOT 473, ACCORDING TO THE SURVEY OF LAKE WILBORN PHASE 4B, AS RECORDED IN MAP BOOK 50, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

And Principal further declared that she does name, constitute and appoint and does by these presents make, constitute and appoint, **Michael Stettner**, a person of the full age of majority, her true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for her, all in her name and behalf, to represent her interests as he sees fit and to purchase for the total purchase price of \$559,900.00, the herein referenced real property in accordance with the terms of the Sales Contract referenced herein and on any other terms and conditions as he sees fit, in his absolute discretion, and to borrow money from Citizens Bank, N.A., its successors and/or assigns as their respective interests may appear ("Lender") in the amount of \$419,925.00, upon such terms and conditions as the said Attorney shall deem prudent (being within my Attorney's sole discretion) and to grant mortgages in favor of said Lender to secure said debts on the herein described real property.

The powers granted herein include the powers to pass, sign and execute all affidavits, settlement statements, promissory notes, mortgages and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually,

Power of Attorney

From Kara Stettner  
To Michael Stettner  
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and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Principal could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Principal.

In consideration of acceptance of this power of attorney, I agree to hold harmless and indemnify any person or party relying on same from any loss, claim or damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

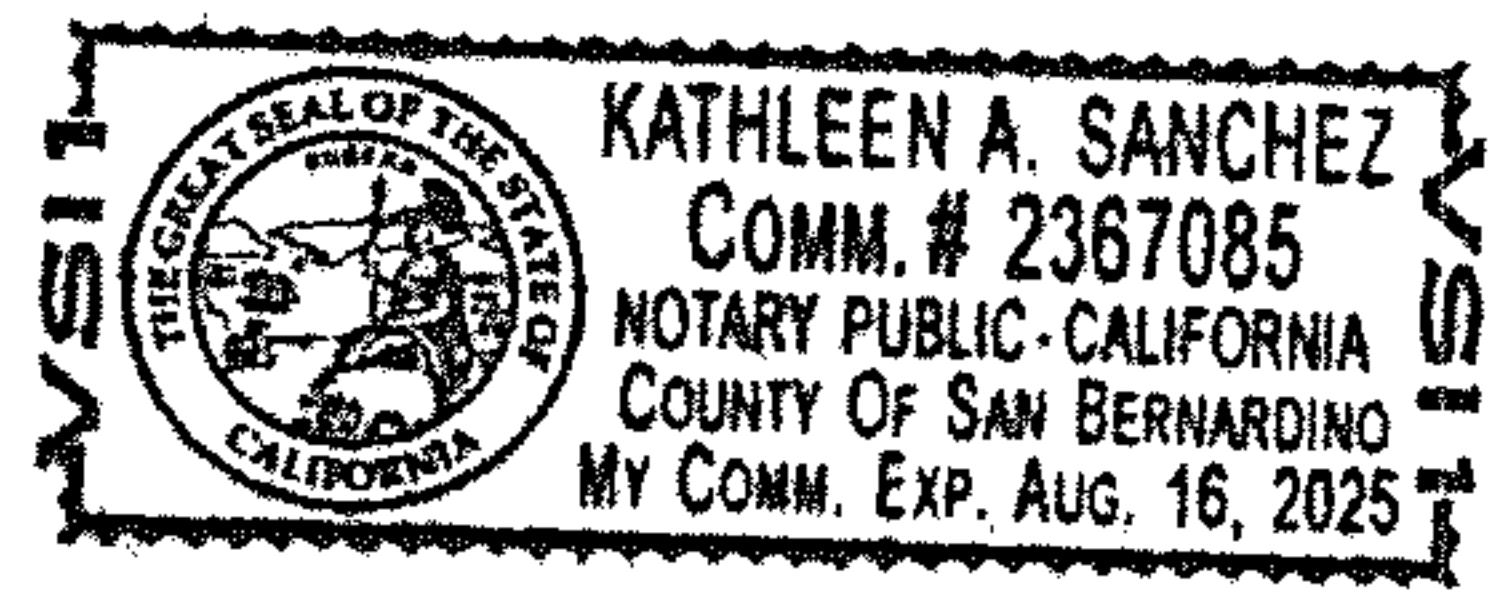
THUS DONE AND PASSED on the day, month and year herein first written above.

Kara Stettner  
Kara Stettner

STATE OF ALABAMA *California*  
COUNTY OF Shelby *San Bernardino*

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Kara Stettner, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 13 day of April, 2023.

[Signature]  
Notary Public  
My Commission Expires: 8-16-2025



THIS INSTRUMENT PREPARED BY:  
Ed Reisinger  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201  
(205) 251-3151

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Bernardino

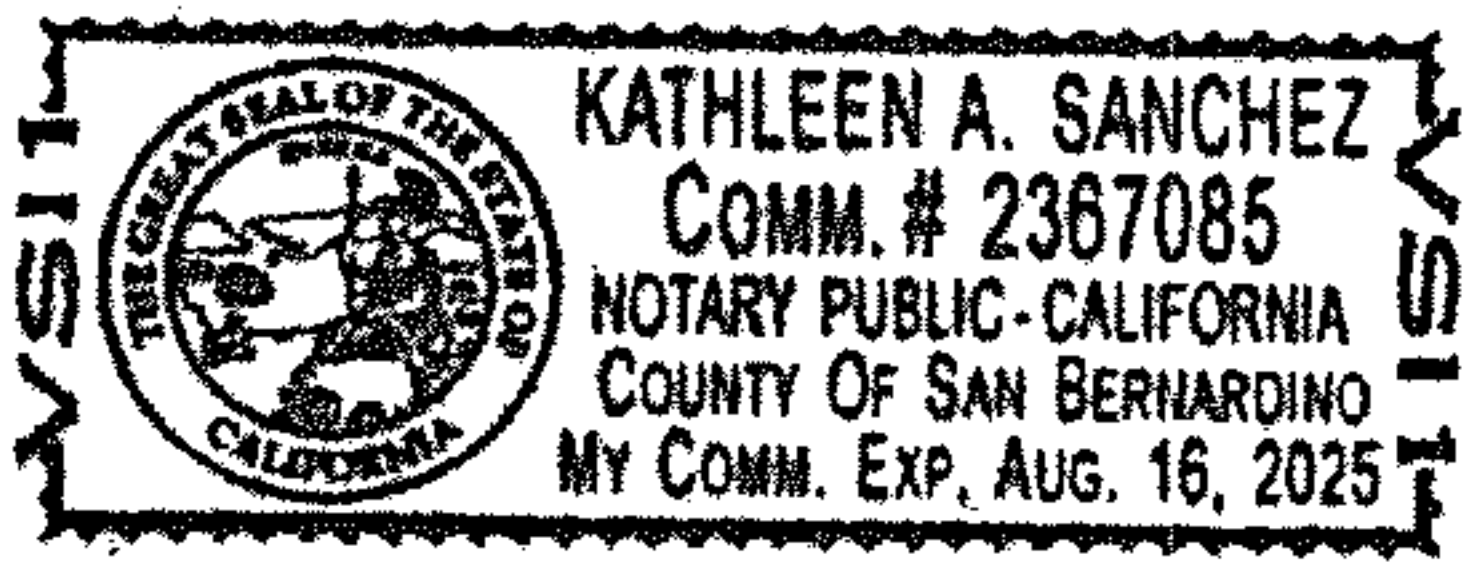
On April 13, 2023 before me, Kathleen A Sanchez, Notary Public  
(insert name and title of the officer)

personally appeared Kara Stettner  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2023 12:46:47 PM  
\$28.00 BRITTANI  
20230421000115570

*Alvin S. Bayl*