

STATE OF ALABAMA
COUNTY OF SHELBY

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LIMITED
POWER OF
ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Limited Durable Power of Attorney, that I, **Diana M. Gladstone**, of Shelby County, State of Alabama, the undersigned, DO HEREBY MAKE, CONSTITUTE AND APPOINT **Steven W. Gladstone**, of Shelby County, State of Alabama, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit, to do, perform and execute all and every act that I may legally do through an attorney-in-fact to engage in any real estate transaction regarding the property located at 4071 Milner's Crescent, Birmingham, AL 35242 and legally described as;

LOT 26 ACCORDING TO THE 1st AMENDED PLAT OF GREYSTONE FARMS MILNER'S CRESCENT SECTOR PHASE I AS RECORDED IN MAP BOOK 19, PAGE 140 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

including but not limited to, the power to purchase the above described property for a purchase price of \$595,000.00, to mortgage the property to Fairway Independent Mortgage Corporation, their successors and/or assigns as their interest may appear, for a loan, which shall not exceed \$540,000.00, and sign all documents in connection with said real estate transaction, which shall close no later than June 10, 2023, and every proper power necessary to carry out the purposes for which this power is granted, with full power of substitution and revocation, hereby ratifying and affirming that which the said **Steven W. Gladstone** shall lawfully do or cause to be done by himself/herself lawfully designated by virtue of the power herein conferred upon him/her.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence upon the execution of this instrument and shall be in full force and effect upon the execution of this instrument; the authority herein conferred shall not be affected by disability, incompetency, or incapacity of the said principal, **Diana M. Gladstone**; and such rights, powers and authority shall remain in full force and effect until the death of the principal, **Diana M. Gladstone**, or until his/her disability, incompetency, or incapacity is otherwise terminated by order of a court of competent jurisdiction. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns, and personal representatives.

This specific Power of Attorney shall not be affected by any physical or mental disability that I may suffer except as provided by statute and shall be exercisable from this date. All acts done by my

attorney-in-fact pursuant to this power shall bind me, my heirs, devisees, and personal representatives. This specific power of attorney is non-delegable.

I authorize my Attorney-in-Fact to endorse, sign, seal, execute and deliver and any and all mortgages for the lender, deeds of trust, deed of trust notes, notes or bonds, financing statements, checks, drafts or other negotiable instruments and other written instrument(s) or document(s) of whatever kind reasonably required to effectuate this loan.

I also authorize my Attorney-in-Fact, when appropriate, to execute in my name and behalf such papers and documents s may be required to obtain and consummate a mortgage loan closing including, but not limited to, mortgage loans guaranteed and /or insured, or otherwise, and to execute such documents as may be required, and to execute loan settlement statements, certifications of occupancy, statements required by the federal Truth-in-Lending law or Real Estate Settlement Procedures Act, and any and all other papers necessary or proper to obtain and consummate said loan.

This Power of Attorney shall expire on September 1, 2023.

IN WITNESS WHEREOF, as Principal, I have signed this Limited Durable Power of Attorney in Shelby County, State of Alabama, this 16 day of May, 2023, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 01:47:28 PM
\$25.00 PAYGE
20230526000159040

Diana M Gladstone
Principal

STATE OF Alabama
COUNTY OF Shelby

Allen S. Byrd
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Acknowledgement

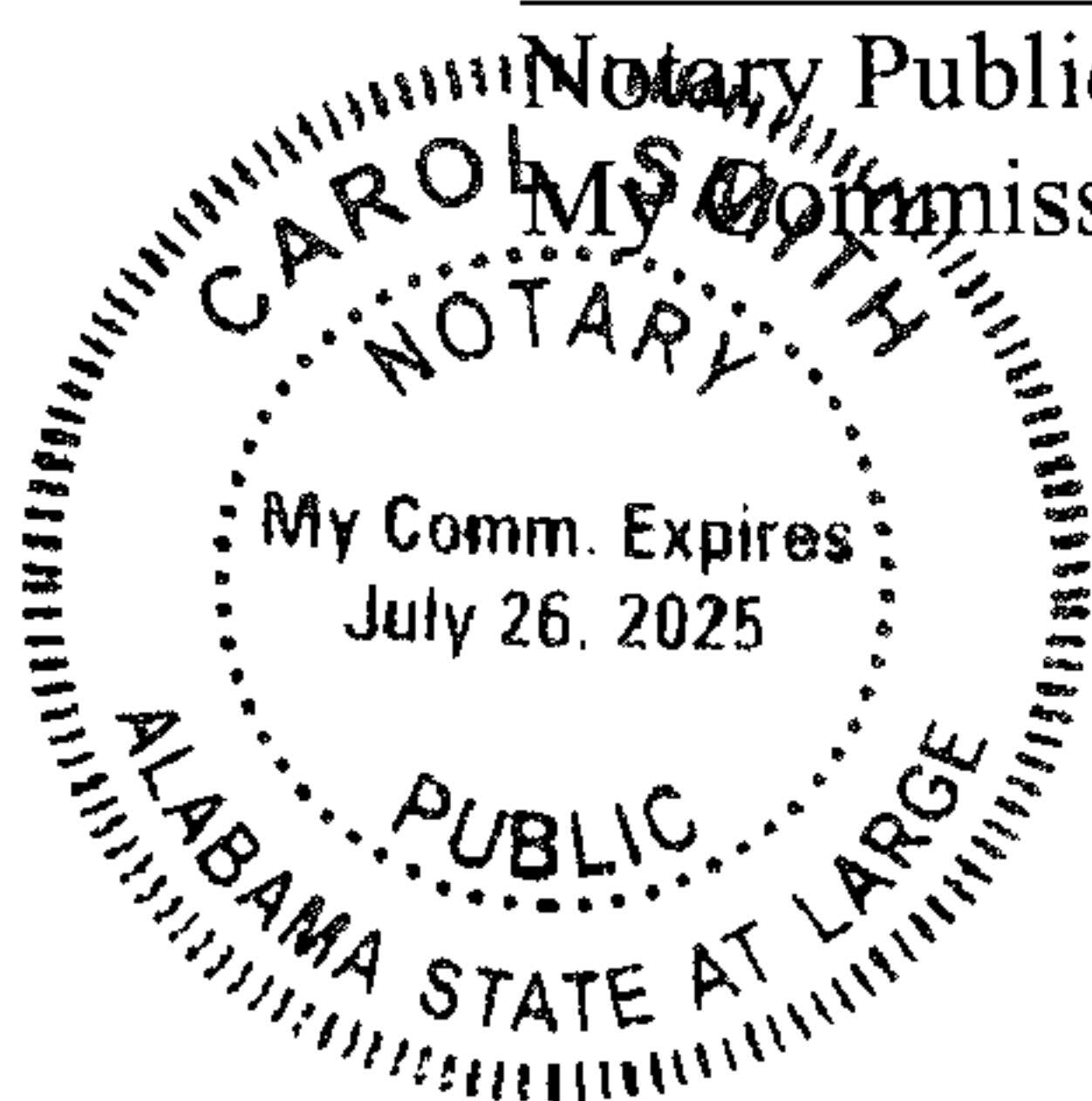
I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Diana M. Gladstone**, whose name is signed to the foregoing Limited Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Limited Durable Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

SWORN TO AND SUBSCRIBED BEFORE ME this, the 16 day of May, 2023.

Carol Smith

Notary Public

Commission Expires: 07/26/2025



This Instrument Prepared By:
Justin Smitherman
Alabama Law Services, LLC
173 Tucker RD STE 201
Helena, AL 35080