

Property Address: 141 Patriot Park, Montevallo, AL 35115,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Patricia J. Franklin** being a resident citizen(s) of the State of Alabama, County of Lee, having entered into a real estate contract for the sale of that certain real property located at **141 Patriot Park, Montevallo, AL 35115**, and being desirous of completing the sale of said property, which is located in **Shelby County**, Alabama, and being more specifically described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

And with the advance knowledge that I will be outside of the City of **Pelham** at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my/our stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint **Bobby Franklin**, a citizen of Lee County, State of Alabama, as my true and lawful Agent to act in my stead and on my behalf, to participate in and conduct all of my affairs concerning the sale of the above referenced real estate and on my behalf and in my name. For these purposes, I hereby give to the said **Bobby Franklin** power and authority to act in my name and on my behalf, by doing any and all acts or actions of whatever nature I could do myself if I were present in person and performing said acts, including but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and mortgages and/or any other documents requiring my signature which relate to the sale of the above described real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me, which writing must be properly recorded in Shelby County, Alabama, and making reference to the above referenced real property.

This Power of Attorney shall not be affected by my disability, incompetency, or incapacity.

I do hereby ratify and confirm all acts and actions which my/our said Agent shall lawfully do by virtue of this Power of Attorney, and I do agree to be bound by the same. I do authorize and acknowledge that minor changes in these terms may be necessary, and my said Agent shall have full authority and power to agree to the same on my behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of June, 2023.

Patricia J. Franklin
Patricia J. Franklin

State of Alabama
County of Shelby

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

Given under my hand and official seal this 20 day of June, 2023.

Shannon Kimble
Notary Public, State of
Shannon Kimble
Printed Name
My Commission Expires:



THIS INSTRUMENT WAS PREPARED BY:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

EXHIBIT A

LOT 79, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE I, SECTOR 2, AS RECORDED IN
MAP BOOK 35, PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2023 12:02:10 PM
\$28.00 PAYGE
20230713000209390

Allen S. Byrd