

STATE OF ALABAMA
COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, **Giovanni Agustine Garcia**, as principal (hereinafter referred to as "Principal"), do hereby appoint **Juan Carlos Garcia Espinoza** 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, Sales Contract, 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 130 Fawn Meadows Lane, Wilsonville, AL 35186 and more particularly described as follows, to-wit:

Lots 8 and 9, according to the Survey of Fawn Meadows, as recorded in Map Book 21, Page 130, in the Probate Office of Shelby County, Alabama

LESS AND EXCEPT that portion of Lot 8, according to the survey of Fawn Meadows as recorded in Map Book 21, Page 130, previously conveyed to Robert and Janet Armstrong by deed recorded as Instrument No. 1997-29090 in the Probate Office of Shelby County, Alabama.

Giovanni Agustine Garcia is one and the same person as Giovanni Garcia and Giovanni Agustine Garcia Ortiz.

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 14th day of July, 2023.

Giovanni Agustine Garcia

Giovanni Agustine Garcia

STATE OF Oregon

COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Giovanni Agustine 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of July, 2023.

Arturo Alcauter

Notary Public

My commission expires: June 9, 2024

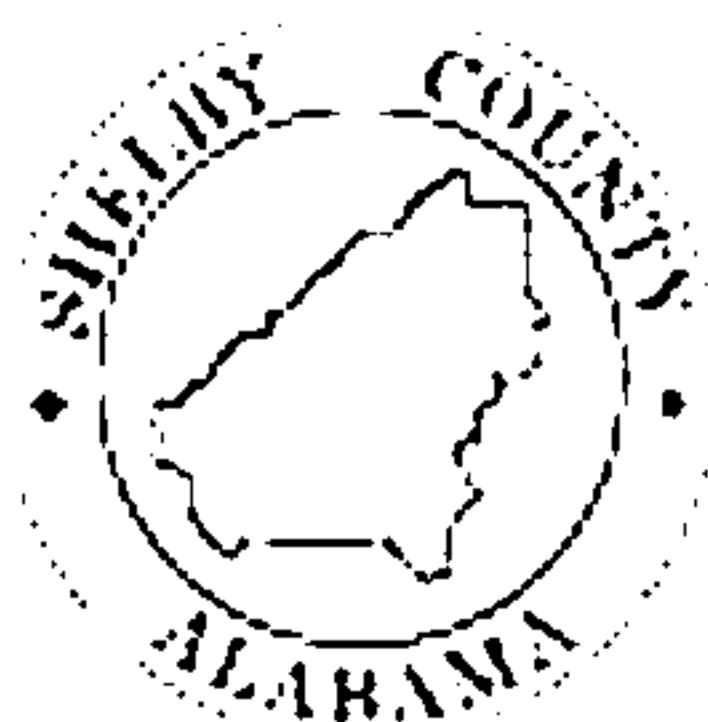
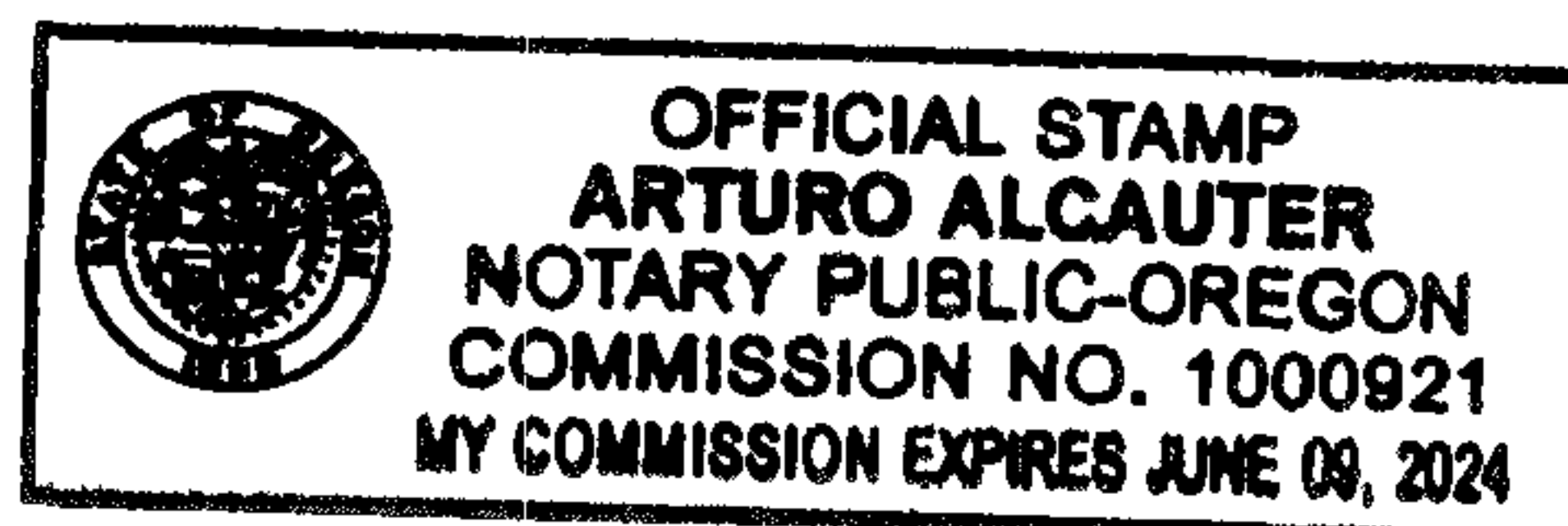
This instrument prepared by:

S. Kent Stewart

Stewart & Associates, PC

3595 Grandview Parkway, Suite 280

Birmingham, AL 35243



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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Allie S. Bayl