

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

SPECIFIC POWER OF ATTORNEY

Know All Men By These Presents:

That **ANDREW JOHN GNANN**, constituted and appointed, and by these presents does make, constitute and appoint **SEAN CAREY TINNEY**, true and lawful attorney in fact for and in name, place and stead, giving and granting unto said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, including but not limited to, the conveyance/encumbrance of said premises, execution of deed/mortgage, note, closing statement and any related closing documents related to said real estate; said premises being limited to **10 Troon, Shoal Creek, AL 35242**, and more particularly described as follows:

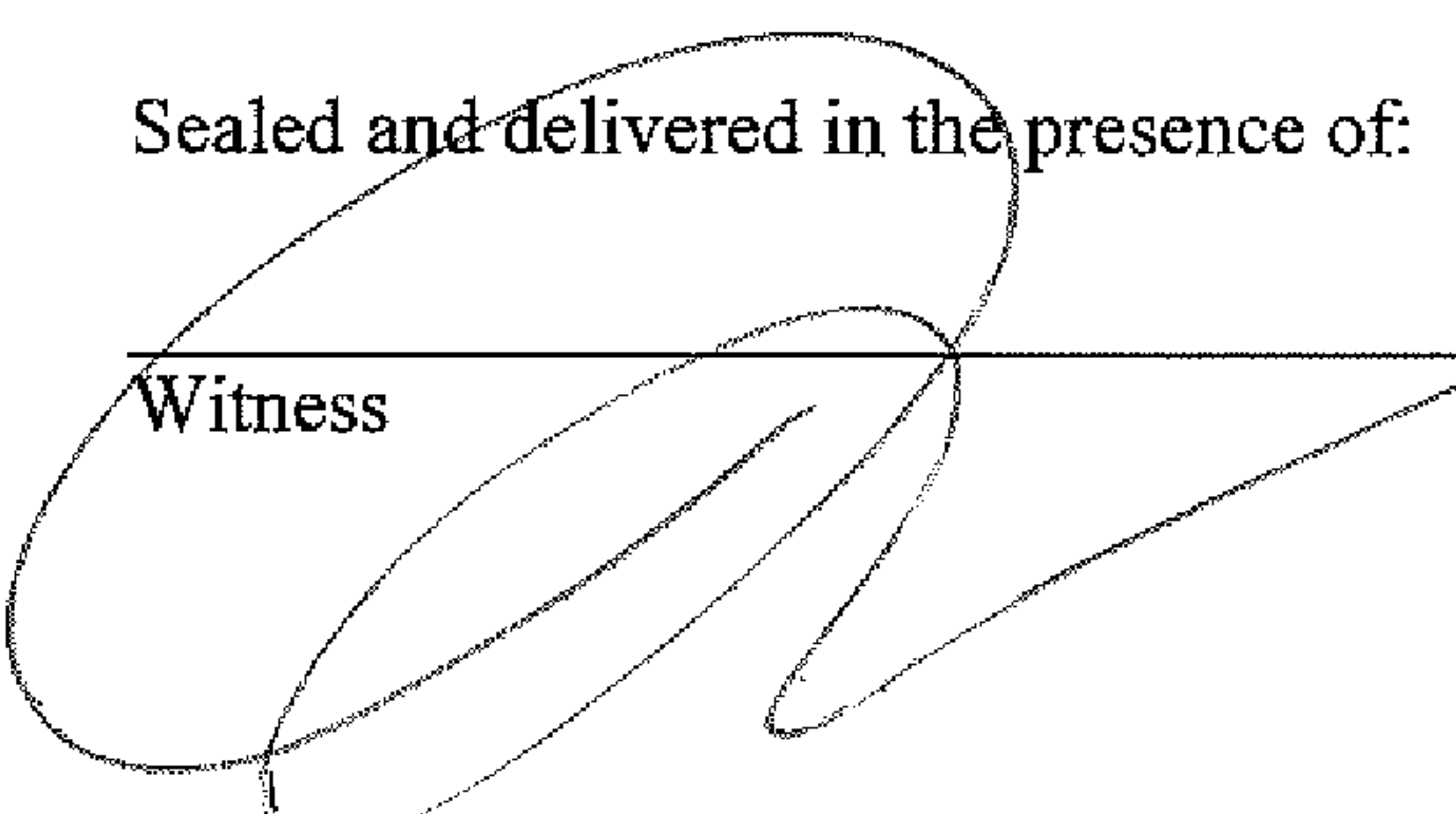
Lot H-1-A, according to the Resubdivision of Lots 29A and 30A of a Resurvey of Lots 29, 30, 31, 36 and 37, of Shoal Creek as recorded at Map Book 25, Page 64, and Lot H-1 of The Hamlets at Shoal Creek Phase I being a resubdivision of Lots 26, 27, 28 and 40, Shoal Creek, as recorded in Map Book 47, Page 7, and the southern common area of The Hamlets at Shoal Creek Phase II, Map Book 48, Page 50, as recorded in Map Book 48, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

As fully, to all intents and purposes, as might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or substitute shall lawfully do or cause to be done by virtue hereof.

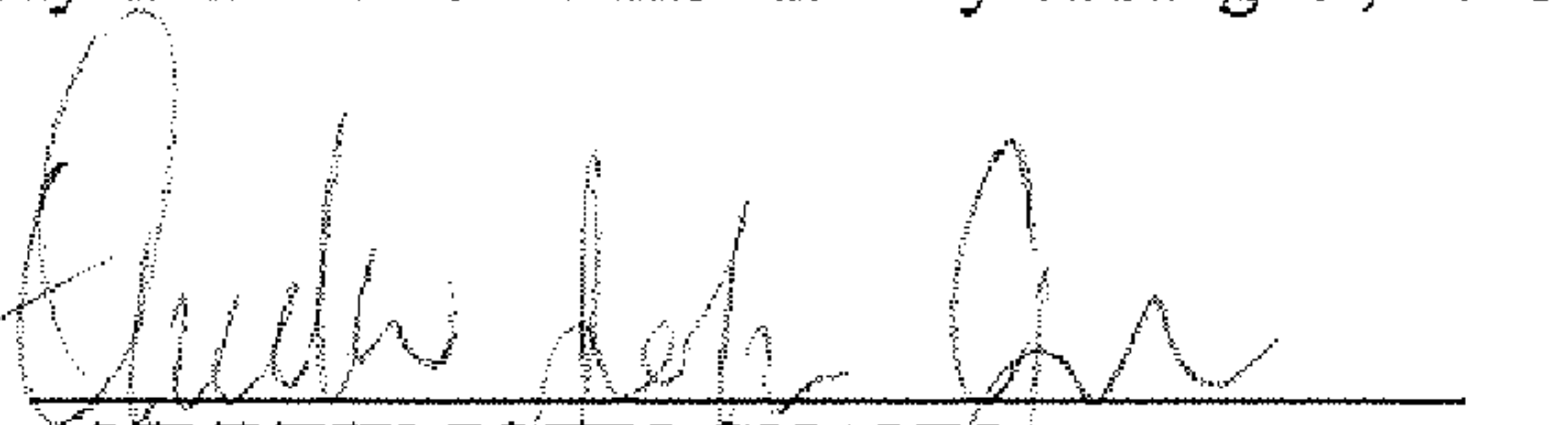
This power of attorney shall not be affected by disability, incompetency, or incapacity of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of August, 2023.

Sealed and delivered in the presence of:



Witness



ANDREW JOHN GNANN
Address 10 Tragan
School Creek, AL 35242

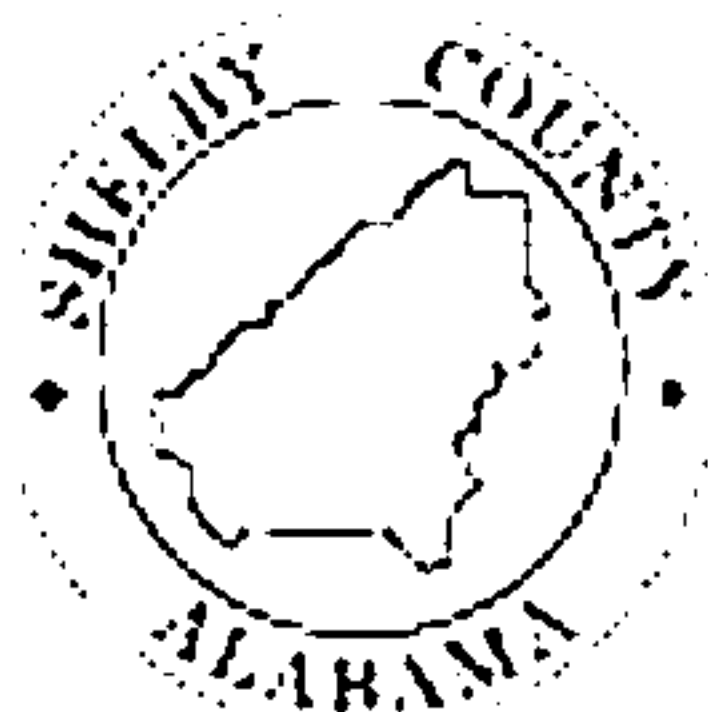
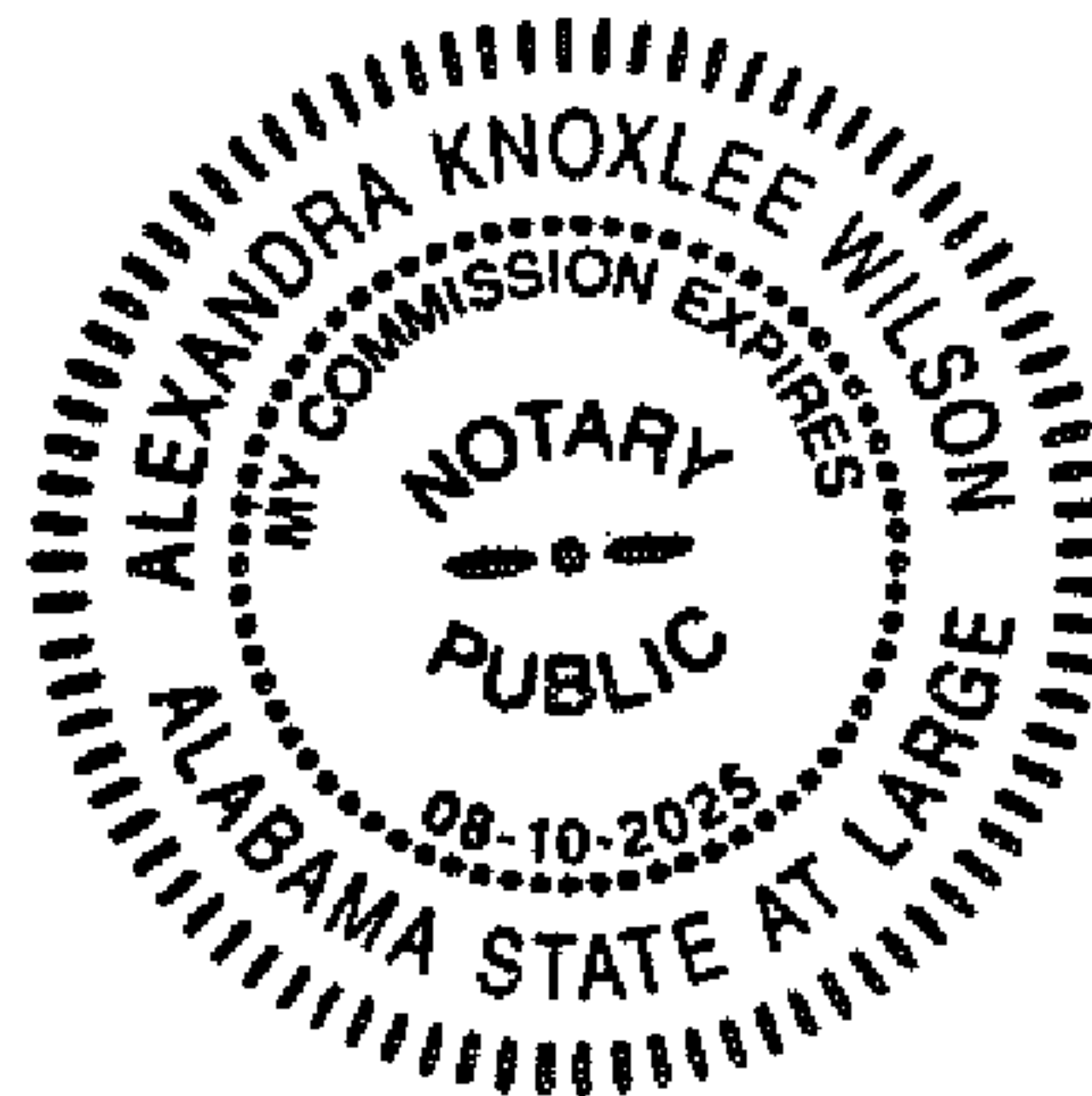
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **ANDREW JOHN GNANN**, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Power of Attorney, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this 2nd day of August, 2023.



Notary Public
My commission expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2023 08:03:20 AM
\$25.00 BRITTANI
20230823000252820

