

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **Jean M Downs** (hereinafter referred to as "Principal"), does by these presents make, constitute and appoint **Brian Dinnell** as my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place and stead, and for my use and benefit, to execute any and all documents necessary to secure and close the purchase of **4660 Wooddale Ln, Pelham, AL 35124** in an approximate amount not to exceed **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000)** and obtain financing via an FHA loan not to exceed the approximate amount of **Three Hundred Five Thousand Two Hundred Fifty and 00/100 Dollars (\$305,250.00)** from **Renasant Bank** at a rate of interest of **6.25** per cent amortized for 30 years, in conjunction with the purchase of the property described as follows:

Lot 16, Block 5, according to the Survey of Wooddale Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.
(Also known as 4660 Wooddale Ln, Pelham, AL 35124)

including note, mortgage, Closing Disclosure, Closing Disclosure Certification, and any and all other forms, instruments and documents required by the lender, title company, and/or the closing attorney.

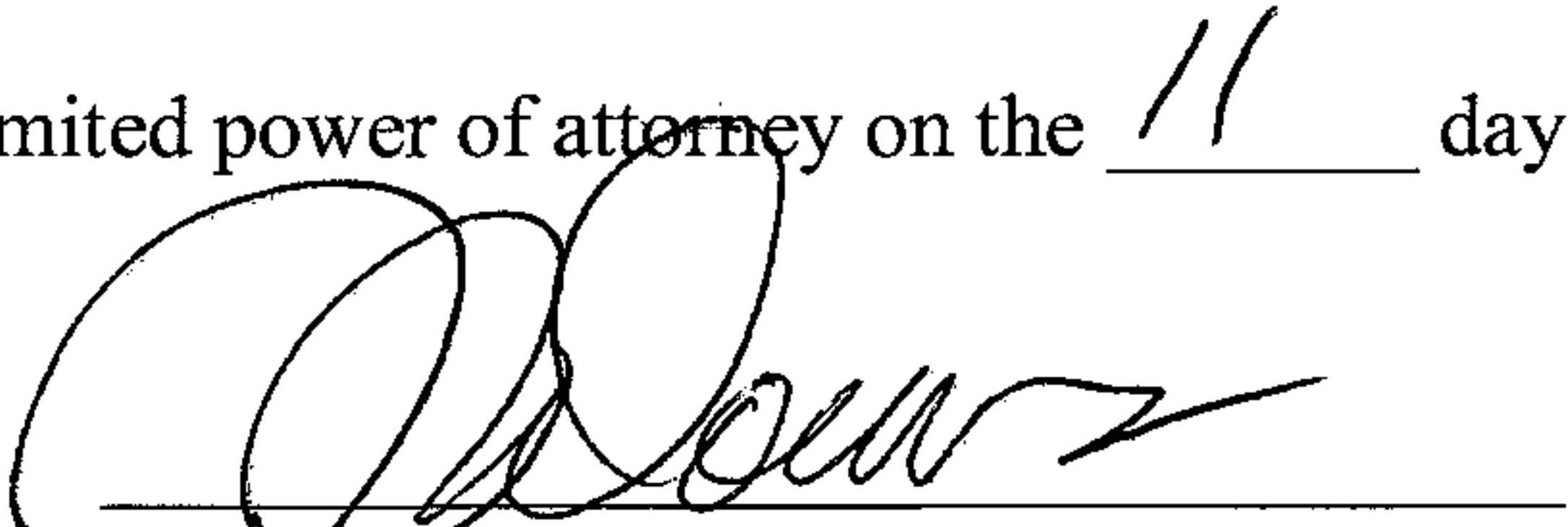
I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by my disability, incompetency, or incapacity, but shall be deemed to be durable in accordance Alabama Code Section 26-1A-101, *et. seq.*

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 11 day of January, 2024.

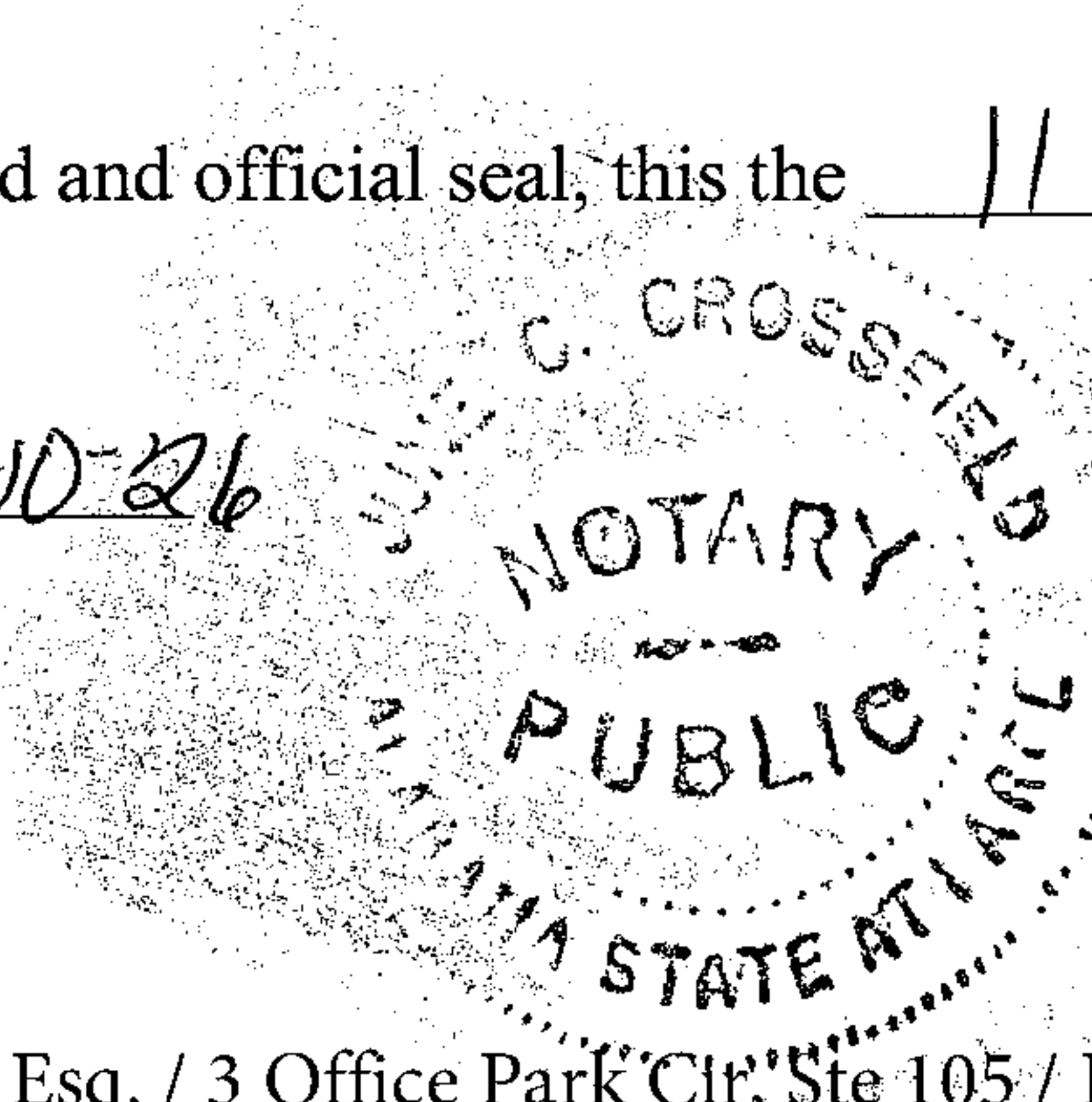
STATE OF Alabama)
COUNTY OF Madison)

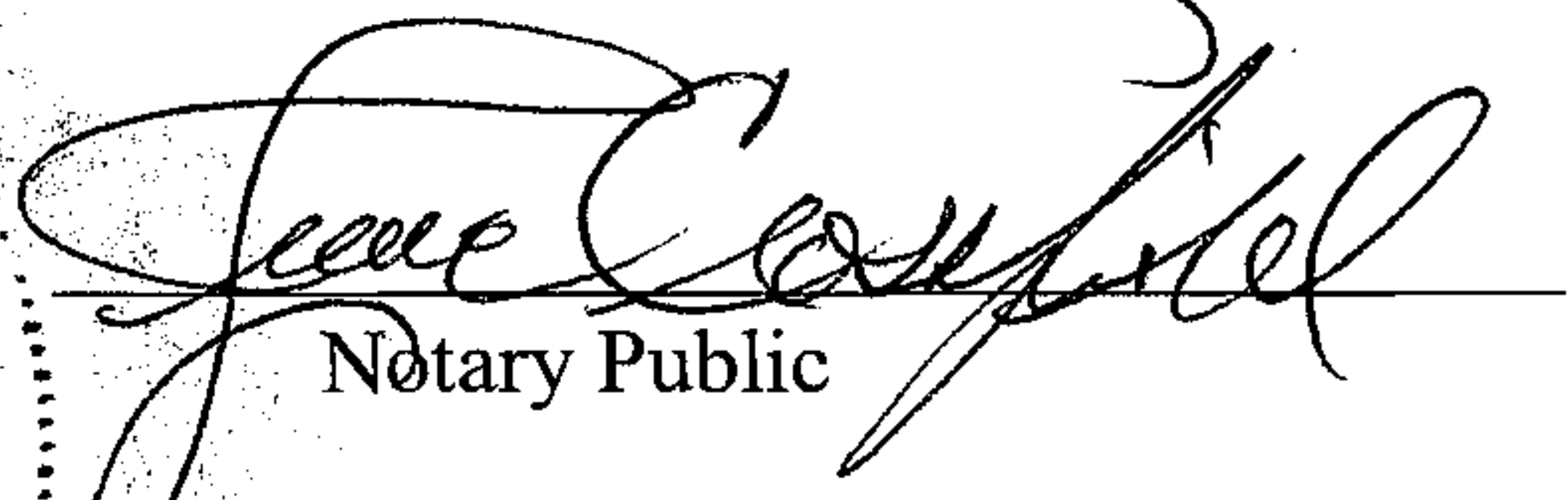

Jean M. Downs

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

Given under my hand and official seal, this the 11 day of January, 2024.

My Commission Expires: 2-10-26
{AFFIX SEAL}




Notary Public

Prepared by Luke A Henderson, Esq. / 3 Office Park Cir, Ste 105 / Birmingham, AL 35223



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 10:28:01 AM
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