



20240130000023650 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/30/2024 11:46:27 AM FILED/CERT

**LIMITED DURABLE POWER OF ATTORNEY**

STATE OF ALABAMA}  
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, that **Janet M. Beckerman**, whose address is 3037 Northeast Larkspur Ln, Issaquah WA 98029, (hereinafter referred to as "Principal") does by these presents make, constitute and appoint, her husband, **Robert D. Johnson, Jr.**, and/or his designated representative as my true and lawful agent(s) 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, the Note, Mortgage, Closing Disclosure and any and all documents necessary to purchase the below described property being more particularly described as the following real estate, situated in **Shelby** County, Alabama:

**Lot 943, according to the Amended Plat Lake Wilborn Phase 7 as recorded in Map Book 58, Page 18A, B, and C in the Probate Office of Shelby County, Alabama.**

**Parcel ID#13 2 09 2 005 043.000**

with a property address of 2440 Murphy Pass, Hoover, AL 35244, including, but not limited to the ALTA Settlement Statement, Buyer Closing Disclosure, Note, Mortgage, Loan Application, Name Affidavit, Compliance Agreement, Lien Waiver and any other documents required for said purchase of the above described property and deliver a mortgage in the amount of \$483,520.00 to SouthPoint Bank, with a conventional loan bearing an interest rate of 7.5%, amortized over thirty (30) years.

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 Agent 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 Principal. 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 the Agent deems the execution thereof on my behalf necessary or desirable.

This power shall not be affected by lapse of time between its grant and its exercise. This Power shall be valid for at least 90 days after the closing date or until I provide written revocation after the initial 90 day period.



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IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this the 18 day of January, 2024.

WITNESS

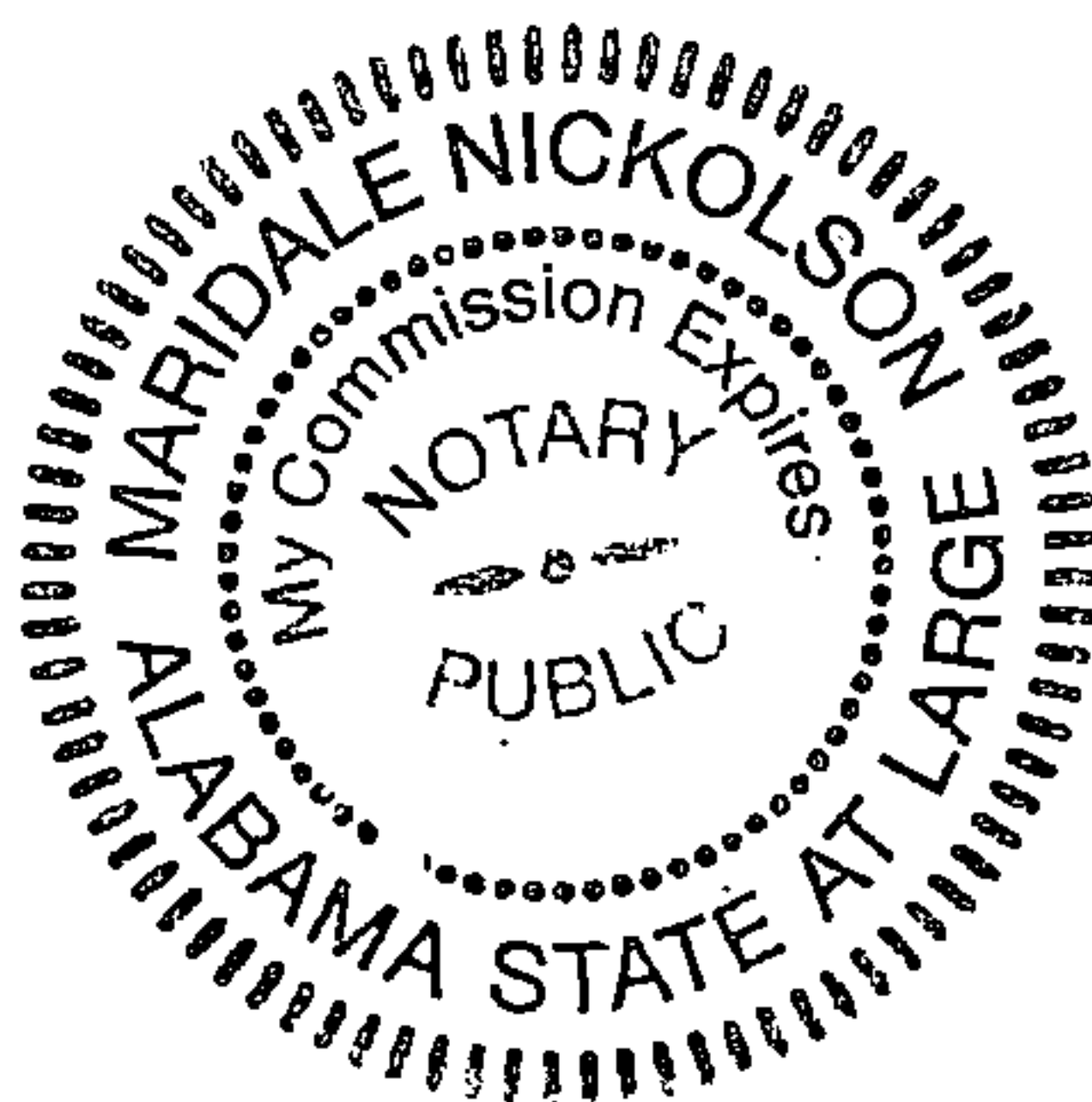
Janet M. Beckerman  
Janet M. Beckerman

Alabama  
STATE OF ~~WASHINGTON~~  
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Janet B. Beckerman, a married woman, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of January, 2024.

(AFFIX SEAL)



Maridale Nickolson  
Notary Public  
My Commission Expires: 3/24/27

This instrument prepared by:  
Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223