

STATE OF ALABAMA ()
SHELBY COUNTY ()

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that STEPHANIE P. FAGERSTROM, being the undersigned, do hereby make, constitute and appoint, RYAN P. FAGERSTROM, my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the purchasing and mortgaging of that certain real estate more particularly described below:

Lot 157, according to the Survey of Final Plat of Simms Landing, Phase 1, as recorded in Map Book 52, Page 69, in the Probate Office of Shelby County, AL

Street Address: 3012 Simms Landing
 Pelham, AL. 35124

SALES PRICE: \$486,900.00

MORTGAGEE: Movement Mortgage, LLC

LOAN AMOUNT: \$462,555.00

I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the purchasing and mortgaging of the above referenced real estate and giving my Attorney-in-Fact the right to execute any and all documents necessary in regard to the purchasing and mortgaging of said real estate.

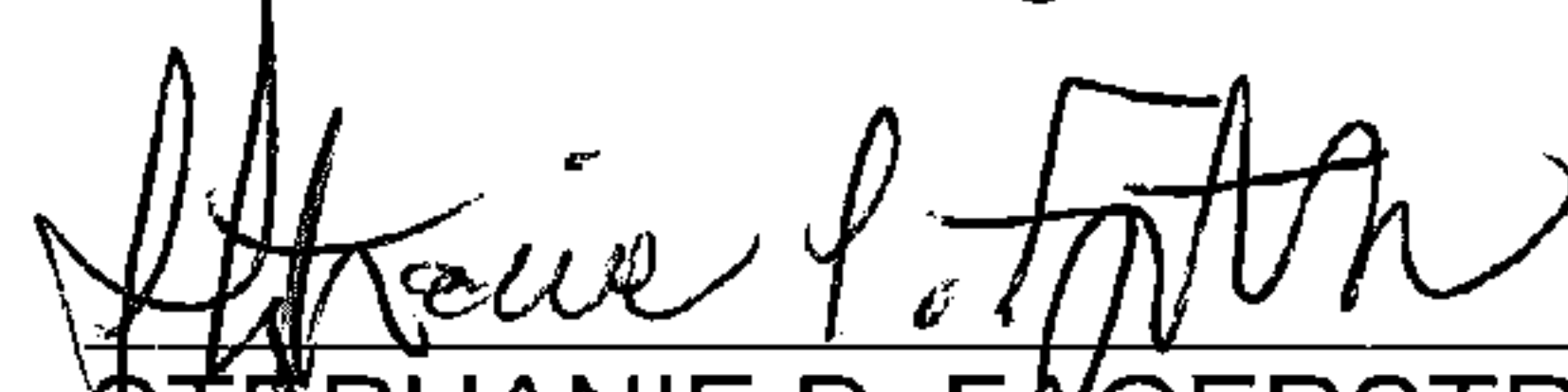
This instrument is to be construed and interpreted as a Specific Power of Attorney.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence and be in full force and effect on the 31st day of January, 2024. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, STEPHANIE P. FAGERSTROM, individually; and such rights, powers and authority shall remain in full force and effect until the purchase of said real estate as referenced above

has been completed by the Attorney-in-Fact signing all of the documents in regard to said purchase, and for a period of 1 year after said signing. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death, shall be binding upon me, my heirs, assigns and personal representatives.

The undersigned grantor of this Specific Power of Attorney herein specifically grants to RYAN P. FAGERSTROM, the power and right to act on the grantor's behalf to purchase and mortgage and sign any and all documents necessary to transact the purchase and mortgage of the above referenced real estate.

IN WITNESS WHEREOF, as Principal, STEPHANIE P. FAGERSTROM, is signing this Specific Power of Attorney at Forsyth, Georgia, this the 31st day of January, 2024, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


STEPHANIE P. FAGERSTROM

STATE OF GEORGIA ()
COUNTY OF Bibb ()

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that STEPHANIE P. FAGERSTROM, whose name is signed to the foregoing Specific Power of Attorney and who is known to me, acknowledged before me on this day that being informed of the contents of said Specific Power of Attorney, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2024


Notary Public
My Commission Expires: 07/20/2025

This instrument was prepared by:
Cynthia A. Martin
Massey, Stotser & Nichols, P.C.
1780 Gadsden Highway
Birmingham, Alabama 35235

Lisa D Patel
NOTARY PUBLIC
Bibb County, GEORGIA
My Commission Expires 07/20/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2024 02:52:36 PM
\$25.00 BRITTANI
20240206000029910

