

**STATE OF ALABAMA
COUNTY OF SHELBY**

DURABLE SPECIAL POWER OF ATTORNEY

I, **George Ray Singer, III**, as principal (hereinafter referred to as "Principal"), do hereby appoint, **Carol D. Singer**, 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 Disclosure, ALTA Settlement Statement, Note, Mortgage, Riders, Addenda to the Purchase Contract and any other forms required by the Lender, the Title Company and/or the Closing Attorney necessary to complete the purchase of the property located at **745 Forest Lakes Drive, Sterrett, AL 35147** and more particularly described as follows, to-wit:

Lot 513, according to the Final Plat Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B and C, in the Probate Office of Shelby County, Alabama.

The note executed under the authority of this power of attorney shall contain the following terms:

Veterans Administration loan from Fairway Independent Mortgage Corporation in the amount not to exceed Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00) with a fixed interest rate for a term of Thirty (30) years. It is the intention of the Veteran to occupy the herein described property as his primary residence and to use all of his entitlement on this purchase having a sales price of Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00).

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 purchasing said property, and to do such other acts as I might do in purchasing 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 said 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 2nd day of February, 2024.

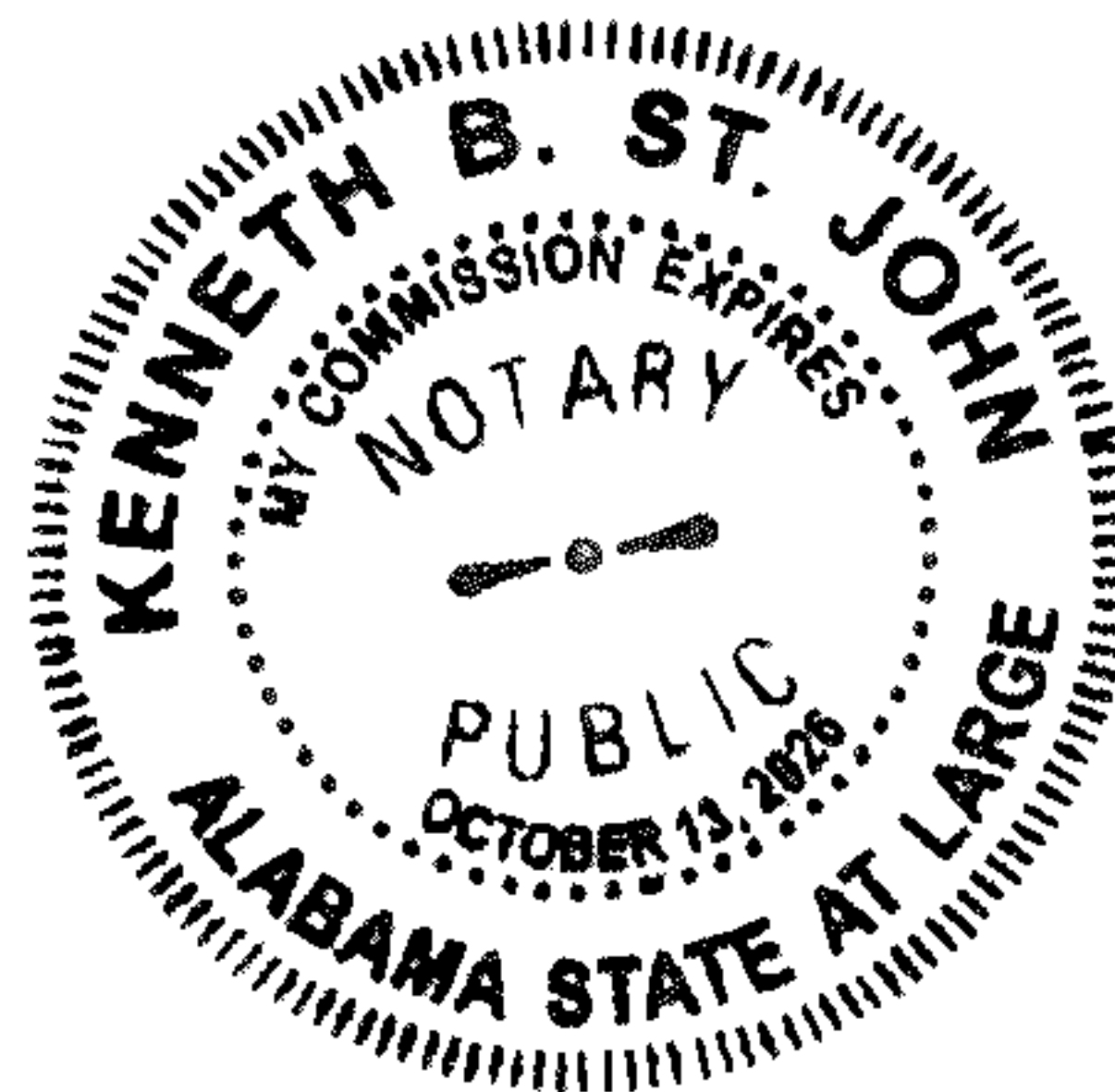
x 
George Ray Singer, III

STATE OF ALABAMA
COUNTY OF SHELBY

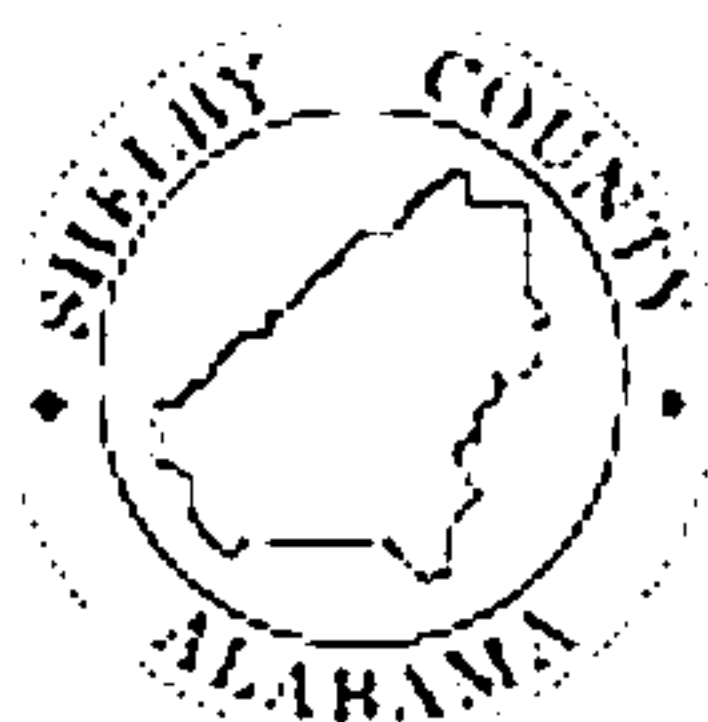
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Ray Singer, III, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Durable Special Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2024.


Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



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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