

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIFIC DURABLE POWER OF ATTORNEY

TO

CASSIDY BATES DIERDORF

KNOW ALL MEN BY THESE PRESENTS,

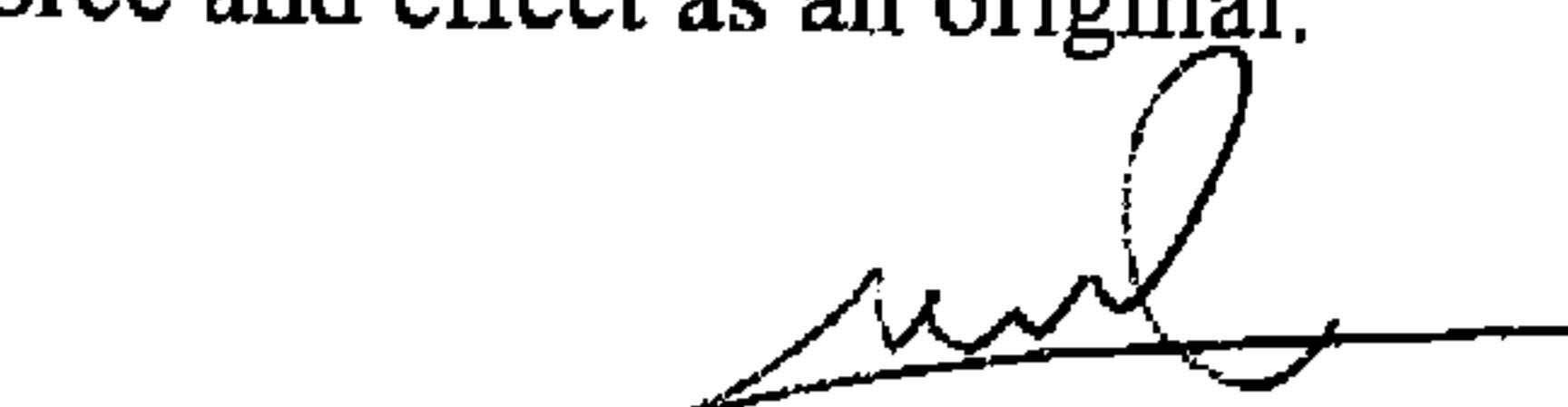
Which are intended to constitute a Specific Durable Power of Attorney, that **YARON SHAHAR** the undersigned, a citizen of Israel do hereby make, constitute and appoint **CASSIDY BATES DIERDORF** of Gwinnett County, State of Georgia, my true and lawful Attorney in Fact, for me and in my name, place and stead, and on behalf and for my use and benefit, to do and execute all or any of the following acts, deeds, and things, as fully as I might or could do if personally present, to wit:

To execute any and all documents pertaining to the sale of real property known as:

Lot 377, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42, in the Probate Office of Shelby County, Alabama.

The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on the **date of execution of this Instrument**. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal. Such rights, powers and authority shall remain in full force and effect thereafter until **365 days after execution of this Instrument**. 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.

In witness whereof, as Principal, I have signed this Specific Durable Power of Attorney, this the 01 day of February, 2024 and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


YARON SHAHAR (Seal)

STATE OF Israel)

COUNTY)

I, Gila Golan, a Notary Public in and for said County in said State, hereby certify that **YARON SHAHAR** whose name is signed to the foregoing Specific Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of said Specific Durable Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 01 day of february, 2024.

(S E A L)



NOTARY PUBLIC

My Commission Expires _____

YAFA ELKABEZ 1 - 02 - 2024		APOSTILLE (Convention de la Haye du 5 Octobre 1961)	
KFAR-SABA STATE OF ISRAEL		1 - 02 - 2024 YAFA ELKABEZ	
This public document 2. Has been signed by Advocate <u>י. אלקבץ</u> . 3. Acting in capacity of Notary 4. Bears the seal/stamp of the above Notary			
Certified 5. At the Magistrates Court of Kfar Sava 6. Date <u>11/02/2024</u> 7. By an official appointed by Minister of Justice under the Notaries Law, 1976. 8. Serial number <u>42 (47)</u> 9. Seal/Stamp _____ 10. Signature <u>י. אלקבץ</u> YAFA ELKABEZ			
1 - 02 - 2024 KFAR-SABA		1 - 02 - 2024 YAFA ELKABEZ	
מתקפה אוביור זה במחוז קפר סבא <u>עו"ד י. אלקבץ</u> 3. המבחן בתור נוטרין. 4. נושא את החותם/החותמת של הנוטרין הנ"ל			
אישור 5. בבית משפט השלום בכפר סבא <u>11/02/2024</u> 6. ביום <u>11/02/2024</u> על ידי מי טמונה בידי שר המשפטים לפי חוק הנוטריניות, התשל"ו - 1976 <u>מטי סידורי</u> 7. החותם / החותמת 8. <u>04664</u> 9. <u> </u> 10. חחימה <u> </u>			
1 - 02 - 2024 KFAR-SABA		1 - 02 - 2024 YAFA ELKABEZ	
י. אלקבץ YAFA ELKABEZ			

Serial: 203/2024

מספר סידורי: 203/2024

Authentication of Signature

I, the undersigned, **Gila Golan, Notary** holding license no. 218346, hereby certify that:

On 01/02/2024 there appeared before me at my office, located at Haneviim 35, Kfar Saba, **Mr. Shahar Yaron**, whose identity has been proven to me by an Israeli biometric Passport No. **35495524**, issued on **16/12/2021**.

And I was convinced that the person standing before me fully understood the significance of the action and voluntarily signed the attached documents, marked "A-B", drawn up in the English language.

And I also certify that I know the English language and that Mr. Shahar Yaron stated in my presence that he knows the English language and understood the content of the said documents before he signed it.

In witness whereof I hereby authenticate the signature Mr. Shahar Yaron by my own signature and seal, this day, 01/02/2024.

Notary fee: 186 NIS (VAT not included)
Notary fee: 218 NIS (VAT included)

Notary's Seal and Signature

אימות חתימה

אני הח"מ, **גילה גולן**, נוטריון בעל רישיון מס. 218346, מאשרת כי:

ביום 01/02/2024 ניצב לפני משרד שבעון הנביים 35 כפר סבא, מר שחר ירון, שזהותו הוכחה לי על פי דרכונו ביוםatri ישראלי מסטר 35495524, שהונפק ביום 16/12/2021.

ושוכנעתי כי הניצב לפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמכים המצורפים והמסומנים "A-B".

ואני מאשרת כי אני שולטת בשפה האנגלית וכי מר שחר ירון הצהיר בפניו שהוא יודע את השפה האנגלית ושהבין את תוכן המסמכים המצורפים והמסומנים "B-A" לפני חתמתם.

ולראיה הנני מאמתת את חתימתו של מר שחר ירון בחתימת ידי ובחותמי, היום 01/02/2024.

שכר נוטריון: 186 ש"ח (לפני מע"מ)

שכר נוטריון: 218 ש"ח (כולל מע"מ)

חותם הנוטריון וחתימה



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2024 01:47:44 PM
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Allen S. Bayl

