

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Joseph Beachum** has entered into a contract to sell the residence at **309 Chadwick Place, Helena, AL 35080** to Maximiliano Alberto Rodriguez and Gisela Magali Martinez for \$275,000.00, said residence being more particularly described as follows:

Lot 55, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama.

WHEREAS, the undersigned, Joseph Beachum will be unable to be present for the closing of the sale of the property;

WHEREAS, the undersigned as Principal, desires to appoint, **Nicole Beachum**, as his Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the sale of the described property;

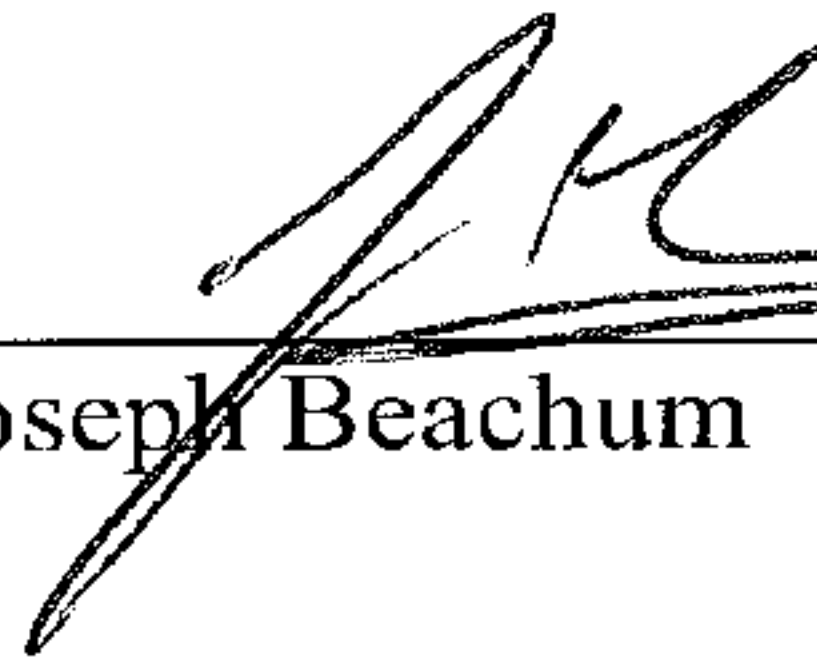
NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints **Nicole Beachum** as his Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the sale of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said Principal, **Joseph Beachum**, notwithstanding any later disability or incompetence of the undersigned.

Prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Rd, Ste 100B
Vestavia Hills, AL 35243

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EXECUTED this the 5th day of March, 2024.

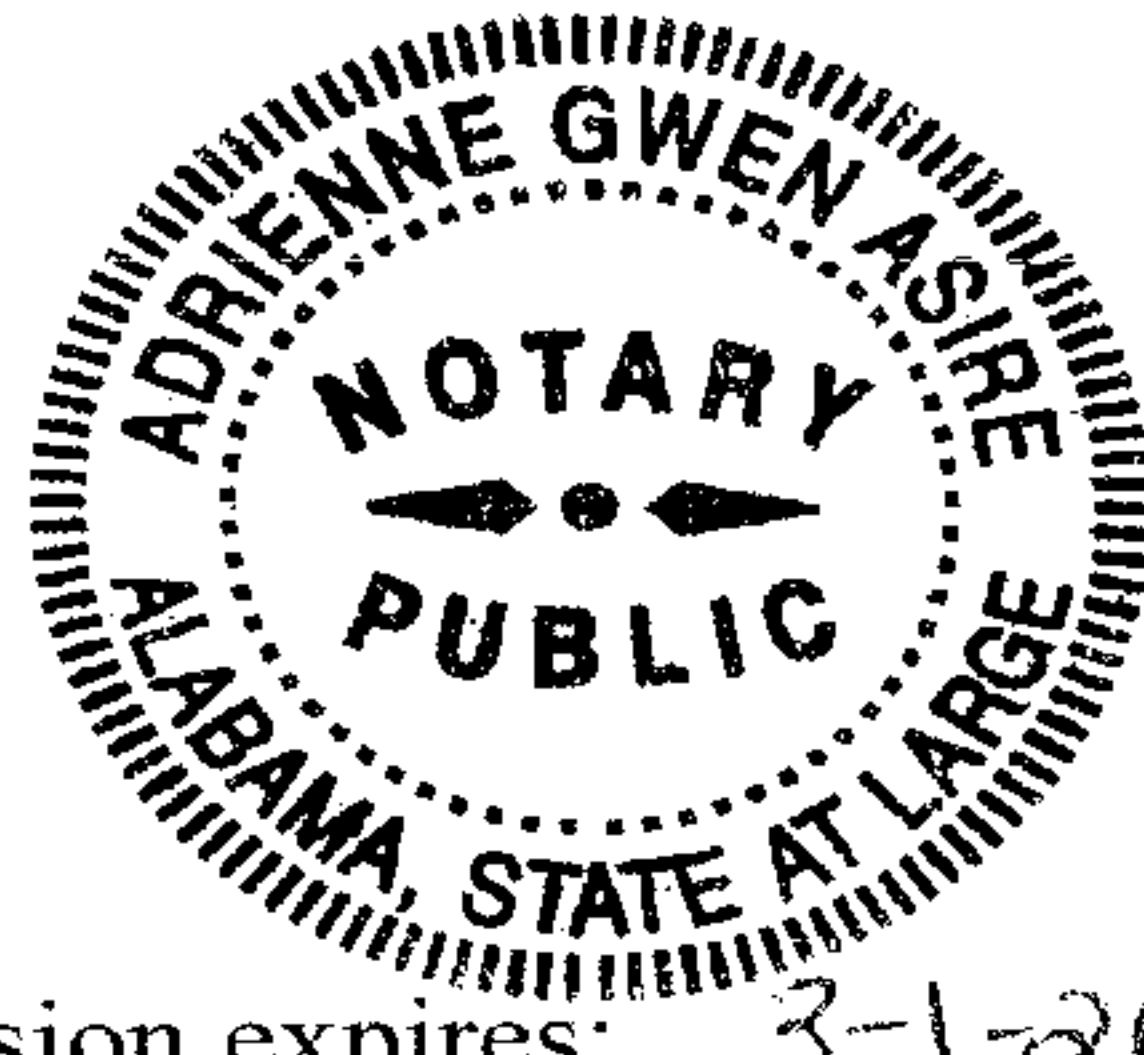


Joseph Beachum

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Beachum, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, he/she executed the same voluntarily on this the 5th day of March, 2024.

2024 Given under my hand and official seal this the 5th day of March,
2024.





Notary Public

My commission expires: 3-1-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 02:50:20 PM
\$25.00 PAYGE
20240308000064670

