

STATE OF ALABAMA
COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Francis J. Mularski, as principal (hereinafter referred to as "Principal"), do hereby appoint Gregory K. Mularski 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 Settlement Statement, Note, Mortgage, Riders, 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 23 Triple W Lane, Birmingham, AL 35242 and more particularly described as follows, to-wit:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, 1 WEST, SHELBY COUNTY, ALABAMA, COMMENCE AT A FOUND IRON (5/8" REBAR) AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE RUN SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 504.46 FEET TO A SET IRON (CAPPED #18664) AT THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 234.96 FEET TO A SET IRON (CAPPED # 18664), THENCE RUN NORTH 20°30'59" EAST FOR 200.39 FEET TO A FOUND IRON (CAPPED GILBERT), THENCE RUN SOUTH 64°36'18" EAST FOR 181.91 FEET TO A FOUND IRON (CAPPED GILBERT), THENCE RUN SOUTH 00°11'34" EAST FOR 105.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, 1 WEST, SHELBY COUNTY, ALABAMA, COMMENCE AT A FOUND IRON (5/8" REBAR) AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE RUN SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 504.46 FEET TO A FOUND IRON (CAPPED #18664), THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 184.41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 50.55 FEET TO A FOUND IRON (CAPPED # 18664), THENCE RUN NORTH 20°30'59" EAST FOR 69.47 FEET TO A FOUND IRON (CAPPED GILBERT), THENCE RUN NORTH 88 DEGREES 53 MINUTES 16 SECONDS EAST FOR 62.45 FEET, THENCE RUN SOUTH 129 DEGREES 00 MINUTES 34 SECONDS WEST FOR 74.72 FEET TO THE POINT OF BEGINNING

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 13 day of March, 2024.

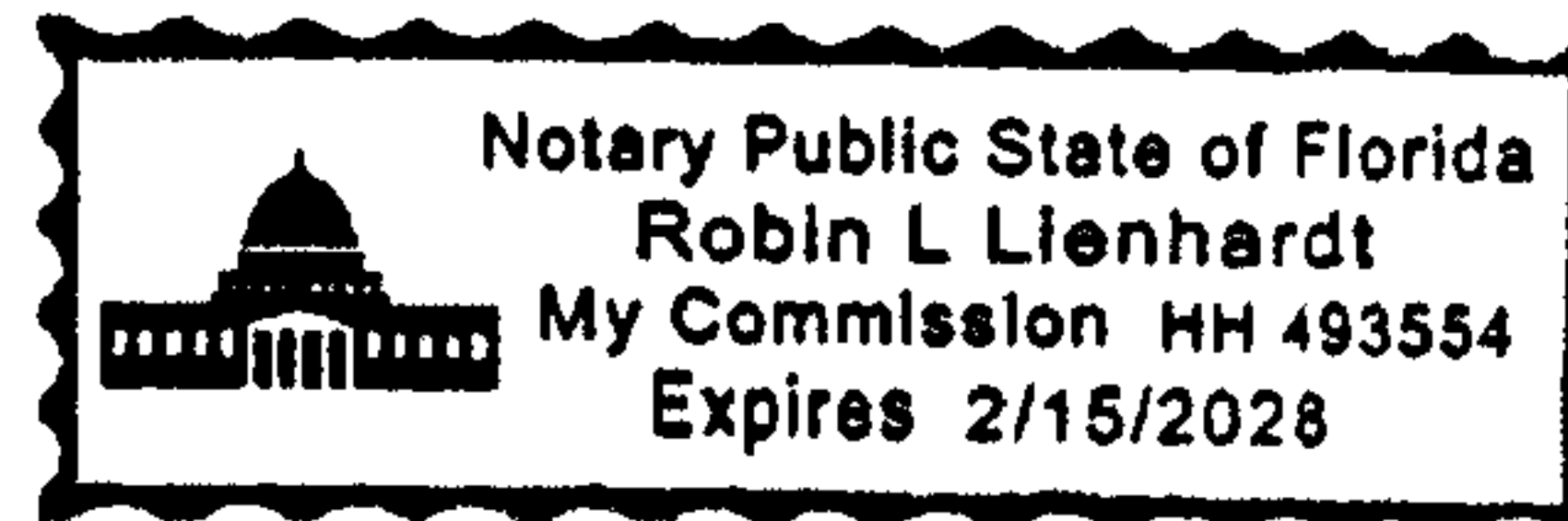
Francis J. Mularski
Francis J. Mularski

STATE OF Florida
COUNTY OF Martin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francis J. Mularski, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of March, 2024.

Robin L. Lienhardt
Notary Public



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
03/18/2024 03:22:35 PM
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Allie S. Bayl