

LIMITED POWER OF ATTORNEY

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03/22/2024 09:56:44 AM
POA 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Lauren Christmas, Clyde Jay Christmas and Clyde Christmas** have entered into a contract for the purchase of a residence at **5301 Cedar Circle, Birmingham, AL 35242** for **\$595,000.00**, said residence being more particularly described as follows:

Lot 72, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

WHEREAS, \$565,250.00 of the purchase price recited above will be paid from proceeds of a mortgage loan secured by a mortgage from Lauren Christmas, Clyde Jay Christmas and Clyde Christmas to Pennymac Loan Services, LLC to be closed simultaneously herewith.

WHEREAS, the undersigned, **Lauren Christmas** will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint, **Clyde Jay Christmas** as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and/or simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints **Clyde Jay Christmas** as her 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 purchase and simultaneous mortgage 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, **Lauren Christmas**, 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

LIMITED POWER OF ATTORNEY

EXECUTED this the 14 day of March, 2024

Lauren Christmas
Lauren Christmas

STATE OF NC

COUNTY OF Yadkin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lauren Christmas, 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, she executed the same voluntarily on this the 14 day of March, 2024

Given under my hand and official seal this the 14 day of March, 2024



[Signature]
Notary Public

My commission expires on: 2-29-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2024 09:56:44 AM
\$25.00 PAYGE
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Allie S. Bayl