

STATE OF ALABAMA  
COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Erinn Pederson, as principal (hereinafter referred to as "Principal"), do hereby appoint Kimberly Pedersen 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 120 Merrywood Lane, Sterrett, AL 35147 and more particularly described as follows, to-wit:

Lot 3, according to the Map of Faulkner Estate, as recorded in Map Book 20, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama; more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East and run south along the west line thereof for 340.08'; thence 91°25'11" left and run east for 766.36' to the Point of Beginning; thence continue along the last described course for 28.94'; thence 11°17'55" left and run northeasterly for 218.63'; thence 95° 57'41" right and run southerly for 14.67'; thence 71°22'37" left and run easterly for 41.49'; thence 93°31'49" left and run northerly for 132.5'; thence 17°12'15" right and continue northeasterly for 139.77'; thence 51°59'40" right and run easterly for 14.06"; thence 72°32'51" right and run southeasterly for 196.28'; thence 33°27'39" right and run south for 265.57'; thence 94°57'58" left and run east for 222.27' to the center of a dirt road; thence 98°23'19" right and run southerly along the center of said road for 25.27"; thence 8°33'59" left and run southerly along said road for 25.0'; thence 90°10'40" right and run west for 669.12'; thence 81°33'47" right and run northerly for 71.90"; thence 11° 35' 16" left and continue northerly for 51.27'; thence 28° 12' 47" right and continue northerly for 70.64'; thence 22° 04' 13" right and continue northerly for 25.36' to the Point of Beginning.

25 foot easement for ingress, egress: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East and run south along the west line thereof for 551.26'; thence 91°25'11" left and run east for 776.85 to the point of beginning; thence continue along the last described course for 669.12'; thence 90°10'40" left and run north for 25.0'; thence 89°49'20" left and run west for 647.19'; thence 81°33'47" right and run northerly for 52.87'; thence 11°35'16" left and continue northerly for 47.52'; thence 28° 12'47" right and continue northerly for 59.49'; thence 22° 04' 13" right and continue northerly for 35.08'; thence 120°15'36" left and run west for 28.94'; thence 59°44'24" left and run southerly for 25.36'; thence 22°04'13" left and continue southerly for 70.64'; thence 28°12'47" left and continue southerly for 51.27'; thence 11°35'16" right and continue southerly for 71.9' to the point of beginning.

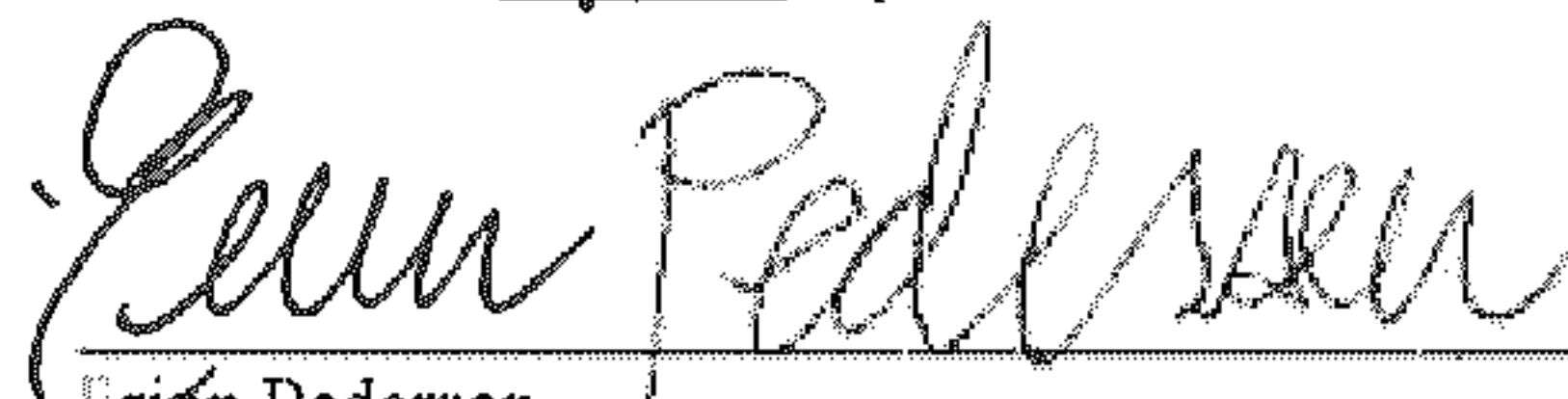
On such terms and conditions as my Agent may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

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

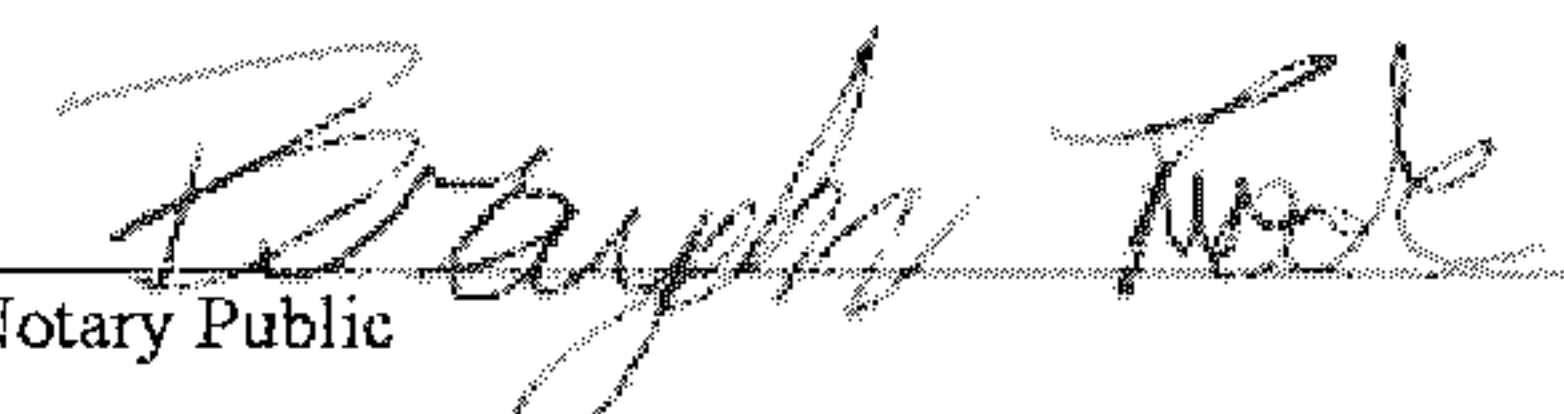
Executed this 18 day of March, 2024.

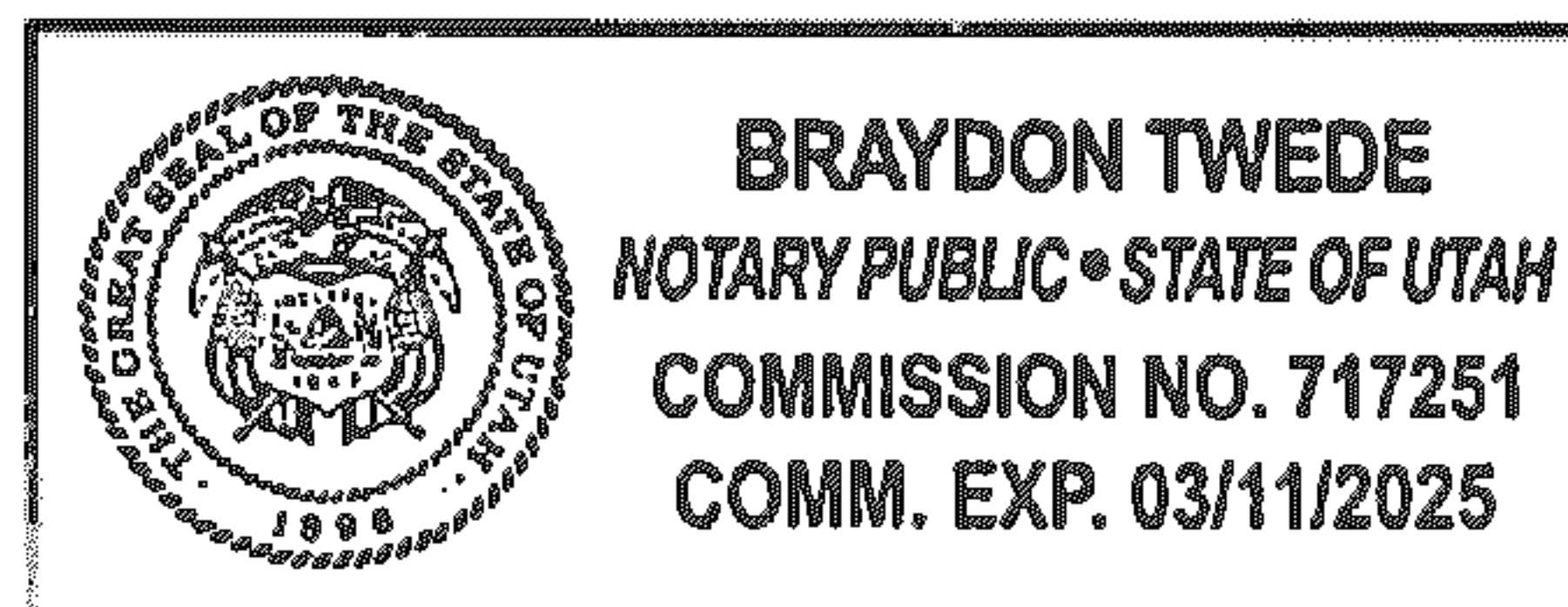
  
Erinn Pederson

STATE OF UTAH  
COUNTY OF UTAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erinn Pederson, 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 18th day of March, 2024.

  
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  
03/25/2024 01:15:17 PM  
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