

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

PREPARED BY:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Rd, Suite 100B
Birmingham, AL 35243

WHEREAS, **Darrell G. Piatt and Peggy J. Piatt** have entered into a contract for the purchase of a residence at **3161 Bradford Place, Birmingham, AL 35242** for **\$896,000.00**, said residence being more particularly described as follows:

Lot 77, according to the Survey of Meadowbrook, 18th Sector - Phase I, as recorded in Map Book 10, page 26 in the Probate Office of Shelby County, Alabama.

WHEREAS, \$858,690.00 of the purchase price recited above will be paid from proceeds of a mortgage loan secured by a mortgage from Darrell G. Piatt and Peggy J. Piatt to Prosperity Home Mortgage, LLC to be closed simultaneously herewith.

WHEREAS, the undersigned, **Peggy J. Piatt, Principal** will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint, **Darrell G. Piatt** 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 **Darrell G. Piatt** 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, **Peggy J. Piatt**, notwithstanding any later disability, incompetency or incapacity of the undersigned.

LIMITED POWER OF ATTORNEY

EXECUTED this the 8th day of March, 2024.

Peggy J. Piatt
Peggy J. Piatt

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Piatt, 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 8th day of March, 2024.

Given under my hand and official seal this the 8 day of March, 2024.

Tiffany Triesler
Notary Public

My commission expires on: 6/19/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2024 12:57:19 PM
\$25.00 BRITTANI
20240326000081870

Allie S. Bayl