

STATE OF ALABAMA)
) **LIMITED POWER OF ATTORNEY**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Section 26-1A-101 et seq. of the Alabama Code, we, **Rosa Marie Cox, Linda Kay Coogan, Dorothy Renee Dykhous, David Diemer Cuzzort, John Cuzzort and Rosa Cuzzort**, as the heirs and next of kin of William A. Cuzzort, have constituted, made and appointed and by these presents do constitute, make and appoint **Dorothy Renee Cuzzort Dykhous** as our true and lawful Agent for us and in our name, place and stead, giving and granting unto our said Agent by these presents full and whole power, strength and authority, in and about the premises to have, use and take all lawful ways and means in our name in connection with the sale of described real property:

A parcel of land situated in the S 1/2 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of above said Section, Township and Range; thence N 90 deg. 0 min. 0 sec. E, a distance of 1039.35'; thence S 29 deg. 24 min. 43 sec. W, a distance of 685.96' to a point, said point being the beginning of a curve to the left, having a radius of 835.79', a central angle of 4 deg. 44 min. 8 sec., and subtended by a chord which bears S 27 deg. 12 min. 39 sec. W, and a chord distance of 69.06'; thence along the arc of said curve, a distance of 69.08'; thence N 90 deg. 0 min. 0 sec. E, a distance of 508.20' to the point of beginning; thence along the last described course, a distance of 307.00' to a point on the Northwesterly R.O.W. line of Shelby County Highway #408, Prescriptive R.O.W., said point also being the beginning of a non tangent curve to the left, having a radius of 253.03', a central angle of 40 deg. 36 min. 23 sec., and subtended by a chord which bears S 445 deg. 1 min. 45 sec. W, and a chord distance of 175.59'; thence along the arc of said curve and said R.O.W. line, a distance of 179.32' to a point, said point being the beginning of a compound curve, having a radius of 1008.55', a central angle of 5 deg. 19 min. 33 sec., and subtended by a chord which bears S 18 deg. 11 min. 42 sec. W, and a chord distance of 93.71'; thence along the arc of said curve and said R.O.W. line, a distance of 93.75'; thence S 90 deg. 0 min. 0 sec. W and leaving said R.O.W. line, a distance of 153.51'; thence N 0 deg. 0 min. 0 sec. E, a distance of 213.13' to the point of beginning. Said parcel containing 1.0 acres, plus or minus.

Property address: 149 Highway 408, Shelby, AL 35143

Our Agent shall have the authority to execute any and all documents necessary for the sale of said property in our name including but not necessarily limited to, execution of the Real Estate Sales Contract, Deed, Seller Affidavits, Settlement Statements and any and all other closing documentation.

Our Agent shall be fully authorized to make, seal and deliver in our name any documents necessary in fulfillment of the aforementioned sale, and generally shall be empowered to do all and every act and acts, thing and things, device and devices in law whatsoever needful and necessary to be done in and about the premises for us and in our name, and to execute and perform, as fully, largely and amply, for all intents and purposes, as we might or could do, if we personally were present.

This Power of Attorney shall not be affected by physical disability or mental incompetence of the principal which renders the principal incapable of managing our own estate. It is the intent of the undersigned that the authority conferred upon the above named Agent shall be exercisable notwithstanding our physical disability or mental incompetence in accordance with the Alabama Probate Code which provided that Powers of Attorney shall not be terminated by the disability or mental incompetence of the principal whenever the document creating the Power of Attorney so provides and established certain safeguards.

This Limited Power of Attorney shall remain in full force and effect until April 25, 2024.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the dates set forth below.

(Signatures and notaries appear on the following pages)

This instrument prepared by:
Dorothy Renee Dykhouse
317 Goldilock Lane
Maylene, Al 35114

Rosa Marie Cox (Sign)
Rosa Marie Cox

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.

Katrina K. Hannah
Witness

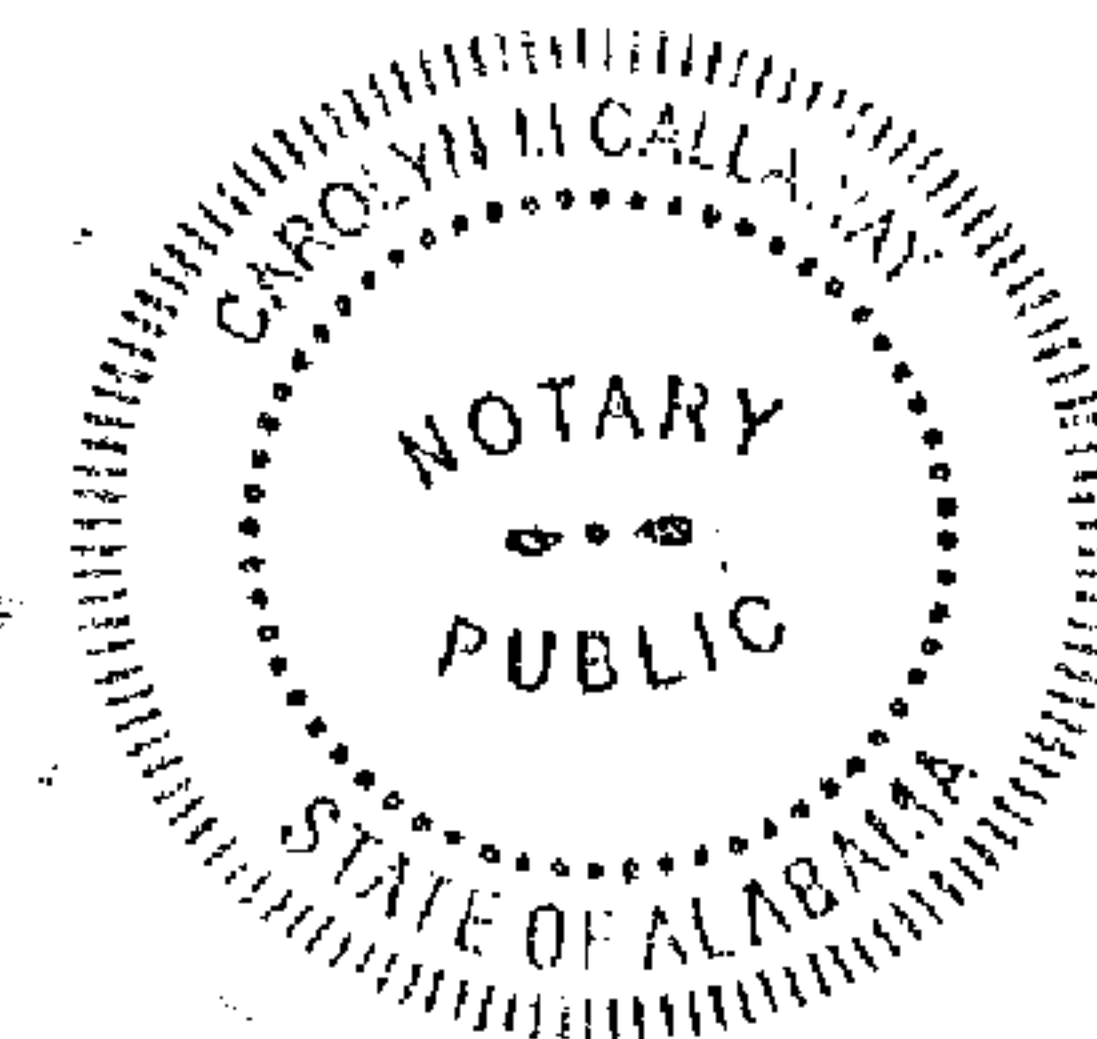
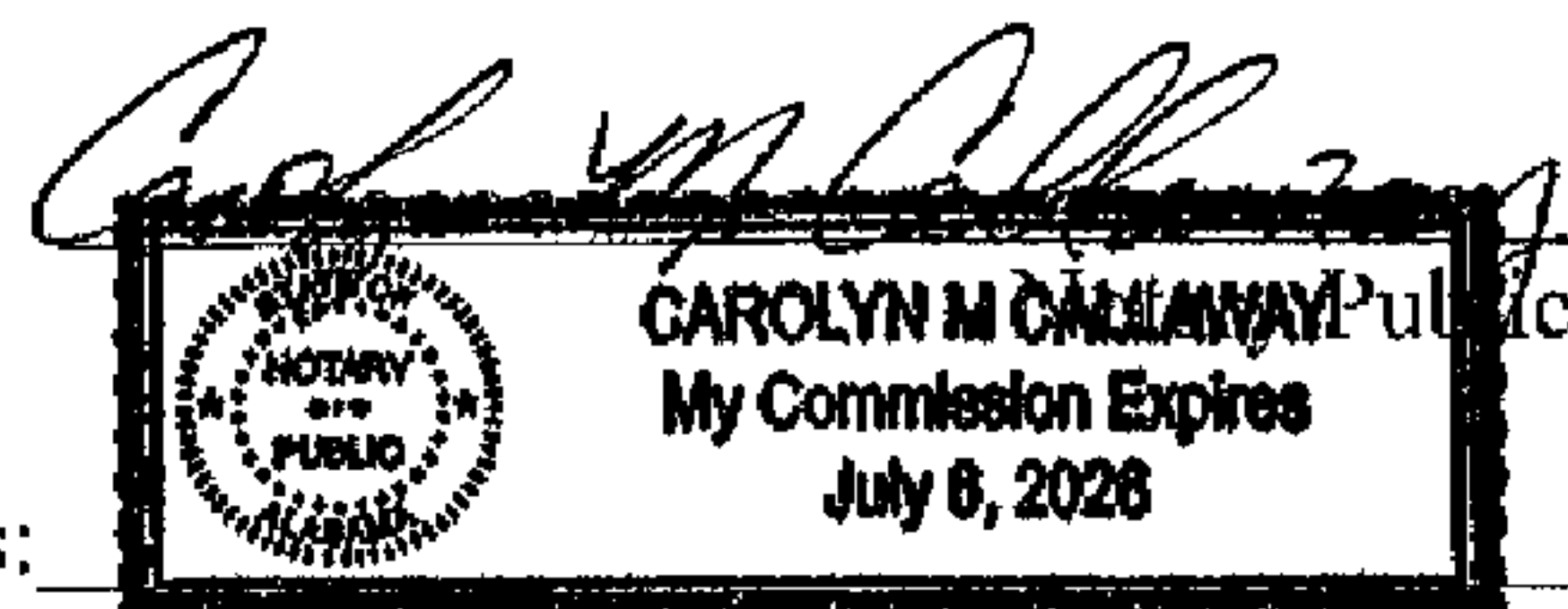
Alethea Penhad
Witness

STATE OF ALABAMA)
)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Rosa Marie Cox**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

Given under my hand and official seal, this the 15th day of DECEMBER, 2023.

My commission expires: _____



Linda Kay Coogan (Sign)
Linda Kay Coogan

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.

J.H. McCall
Witness

Shirley Scott
Witness

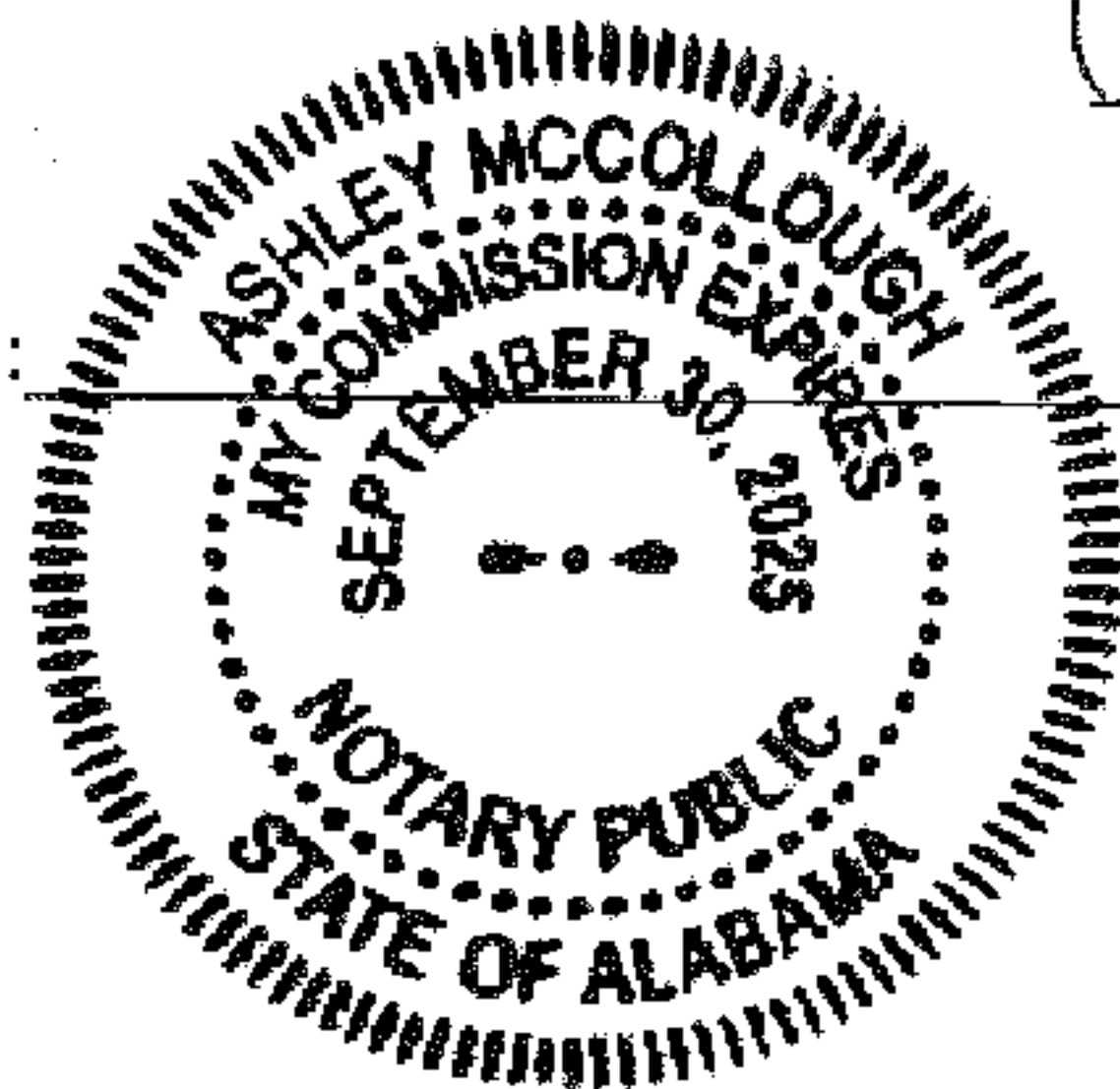
STATE OF Alabama
Shelby COUNTY

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Linda Kay Coogan**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

Given under my hand and official seal, this the 11th day of November 2023.

Ashley McCollough
Notary Public

My commission expires: _____



Dorothy Renee Dykhous (Sign)
Dorothy Renee Dykhous

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.

Norman B. Bialista
Witness

Shelly J. Adt
Witness

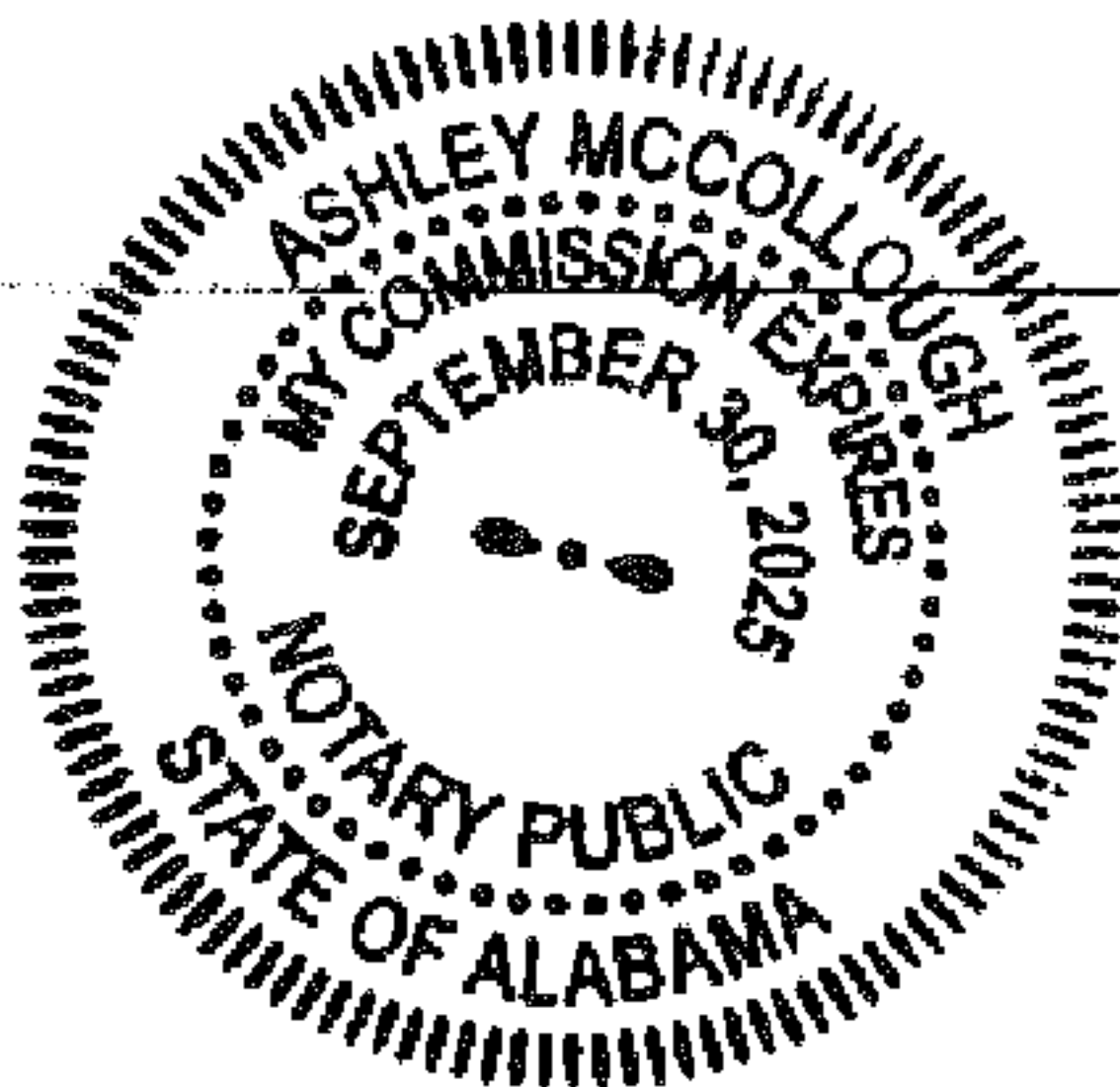
STATE OF Alabama)
)
Shelby COUNTY)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Dorothy Renee Dykhous**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

Given under my hand and official seal, this the 15 day of November, 2023.

Ashley M. McCollough
Notary Public

My commission expires: _____



David Diemer Cuzzort (Sign)
David Diemer Cuzzort

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.

Anamori B. Bratton
Witness

Shelly Scott
Witness

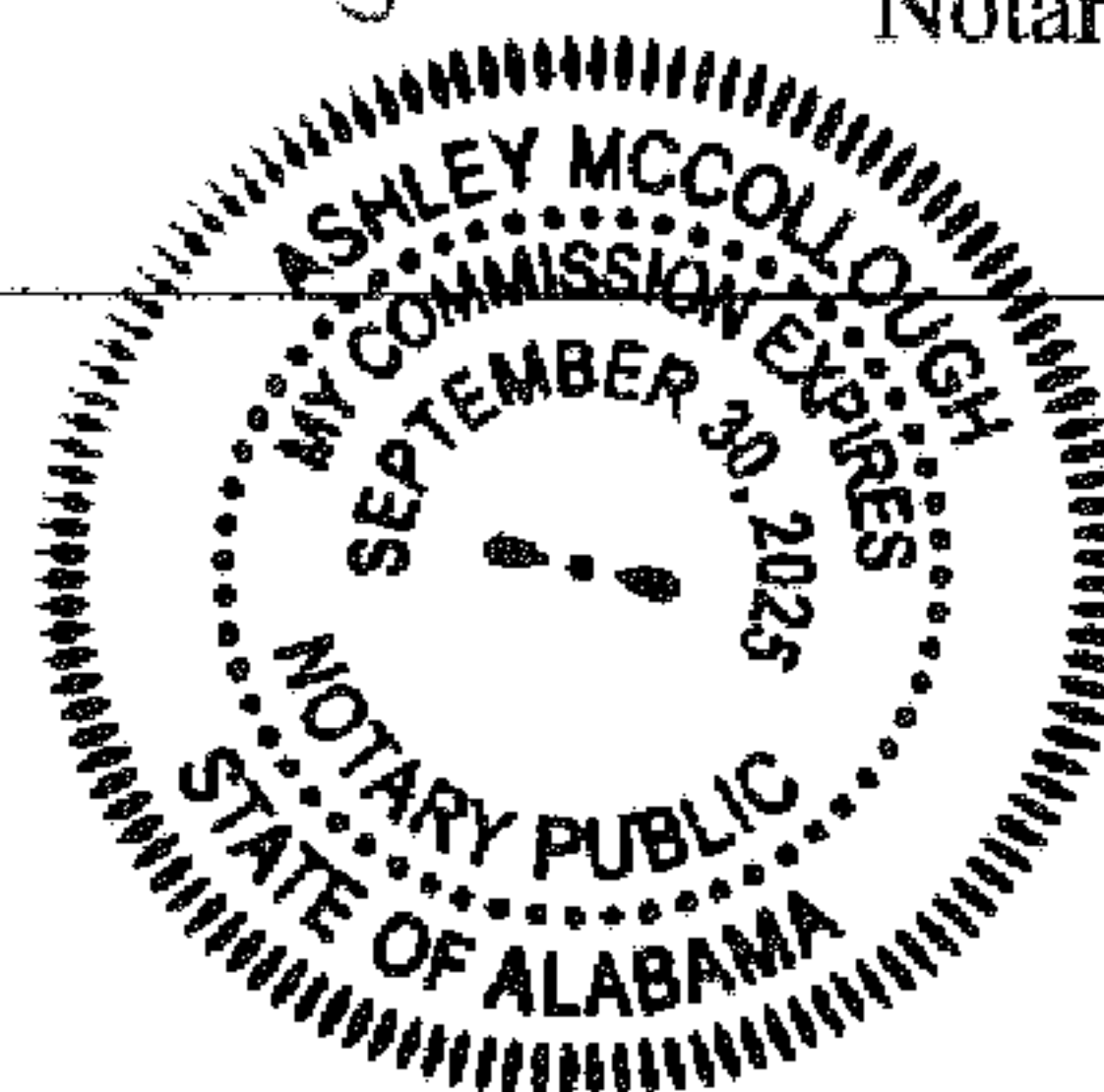
STATE OF Alabama
Shelby COUNTY


Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **David Diemer Cuzzort**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

Given under my hand and official seal, this the 1st day of November, 2023.


Ashley McCollough
Notary Public


My commission expires: _____



 (Sign)
John Cuzzort

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.


Witness


Witness

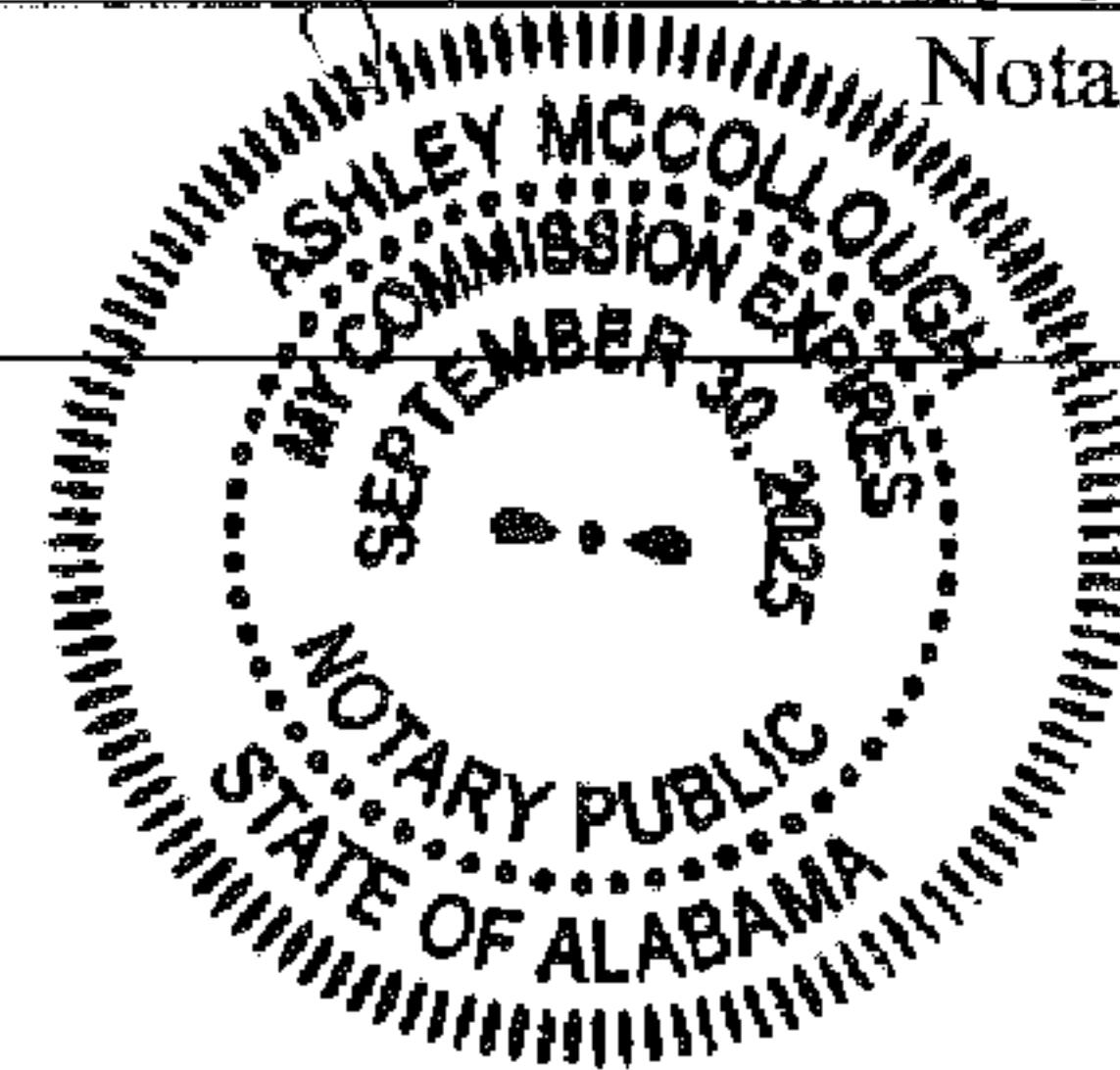
STATE OF Alabama)
)
Shelby COUNTY)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **John Cuzzort**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

Given under my hand and official seal, this the 6th day of November, 2023.


Notary Public

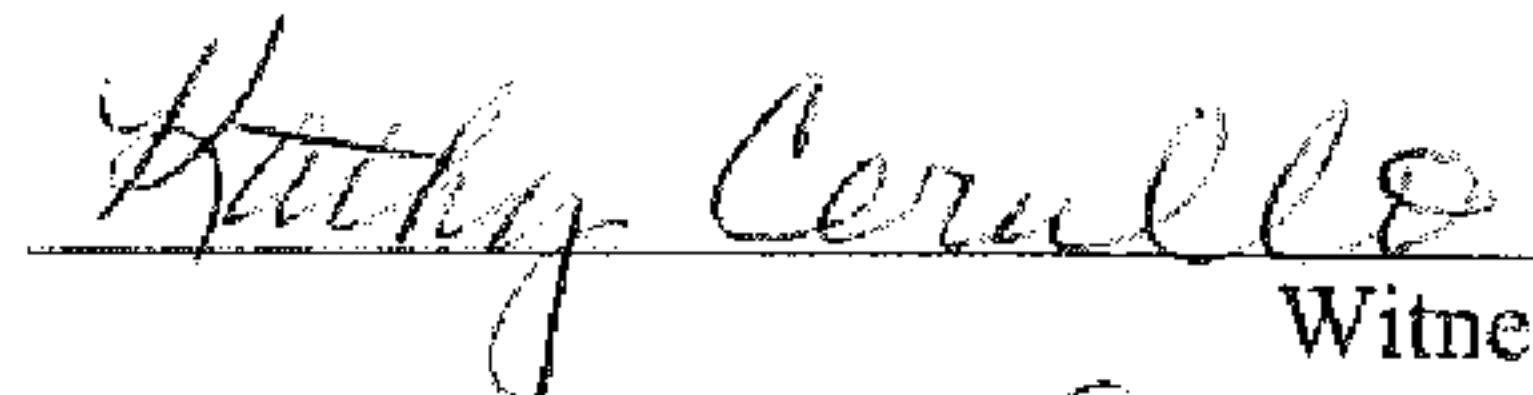
My commission expires: _____






Rosa Cuzzort (Sign)

Attested and subscribed in
the presence of the principal
and subsequent to the
principal.



Kathy Cerullo
Witness

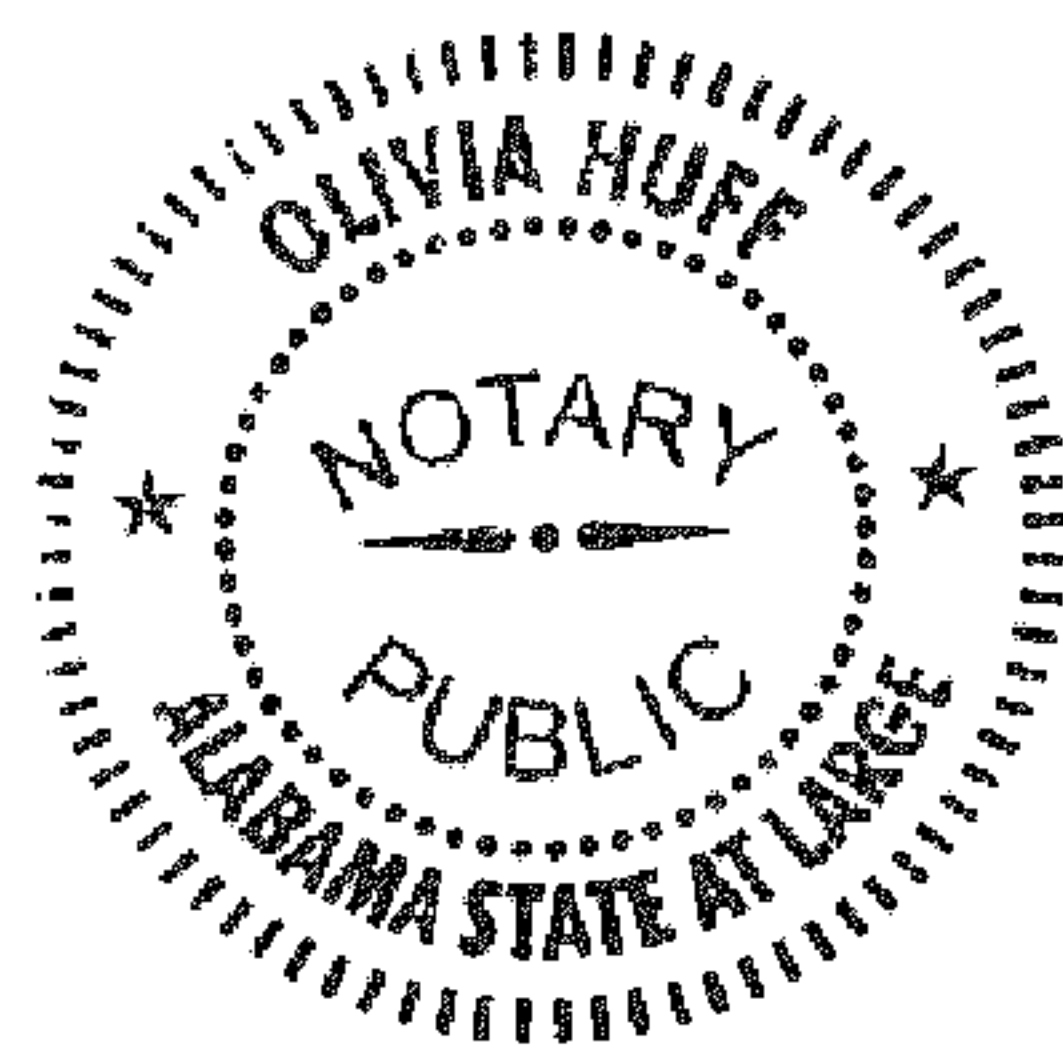


Mel A. Pava
Witness

STATE OF Alabama
Morgan COUNTY

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Rosa Cuzzort**, an individual who is known to me, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, the individual executed the same voluntarily.

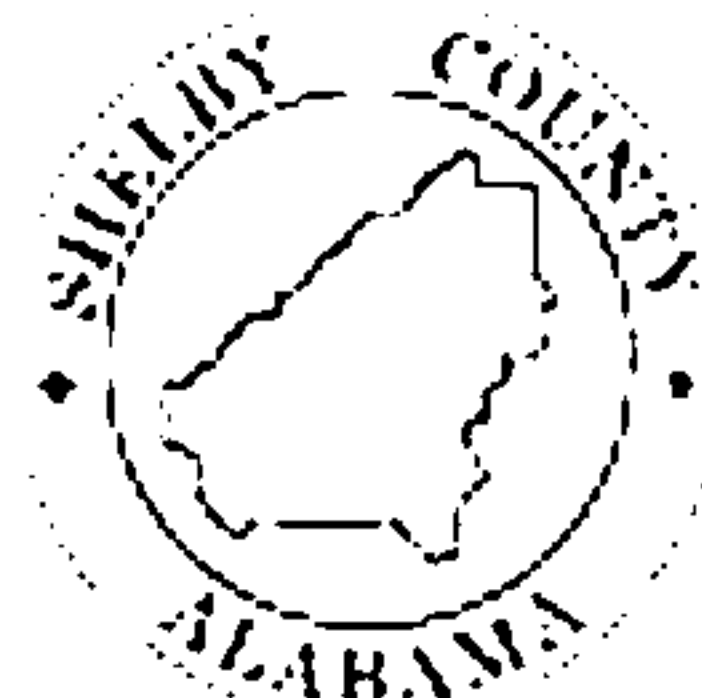
Given under my hand and official seal, this the 16 day of NOVEMBER, 2023.





Olivia Huff
Notary Public

My commission expires: 4/20/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2024 03:31:34 PM
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