

When Recorded Return To:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

STATE OF ALABAMA ()
SHELBY COUNTY ()

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that I, John Ahearn do hereby make, constitute and appoint Marc Scholl as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the sale of that certain real estate more particularly described below:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY ADDRESS: 116 Southview Lane, Hoover, AL 35244
SALES PRICE: \$490,000.00

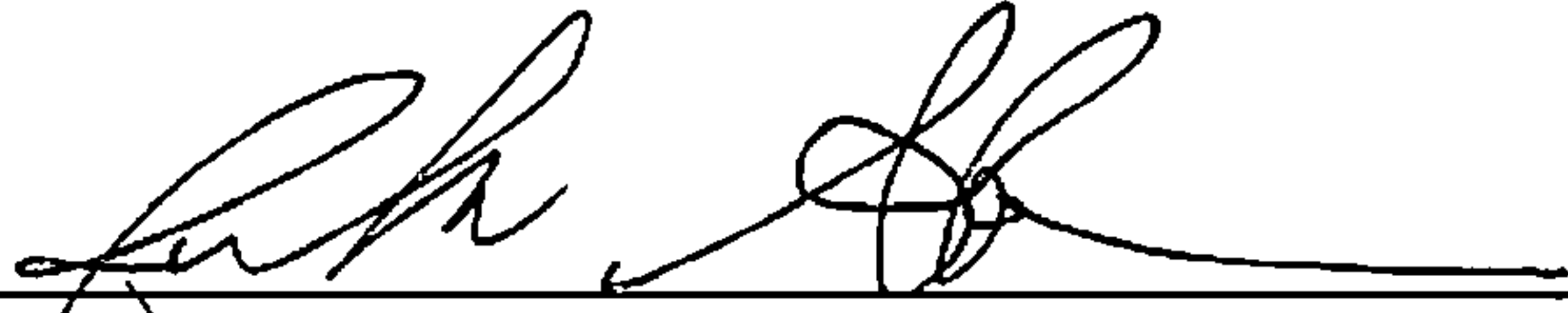
I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the selling of the above referenced real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the selling of said real estate.

This instrument is to be construed and interpreted as a Specific Power of Attorney.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence and be in full force and effect on this date; the authority conferred herein shall not be affected by my disability, incompetency, or incapacity; and such rights, powers and authority shall remain in full force and effect until the sale of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said sale, and for a period of ninety (90) days after said signing. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death, shall be binding upon me, my heirs, assigns and personal representatives.

I specifically grant to Marc Scholl the power and right to act on my behalf to sell and sign any and all documents necessary to transact the sale of the above referenced real estate.

IN WITNESS WHEREOF, I am signing this Specific Power of Attorney at 500 Office Park Drive, Suite 100, Birmingham, Alabama 35223, on this the 26th day of April, 2024, and I direct that photographic copies of this power be made which shall have the same force and effect as an original.



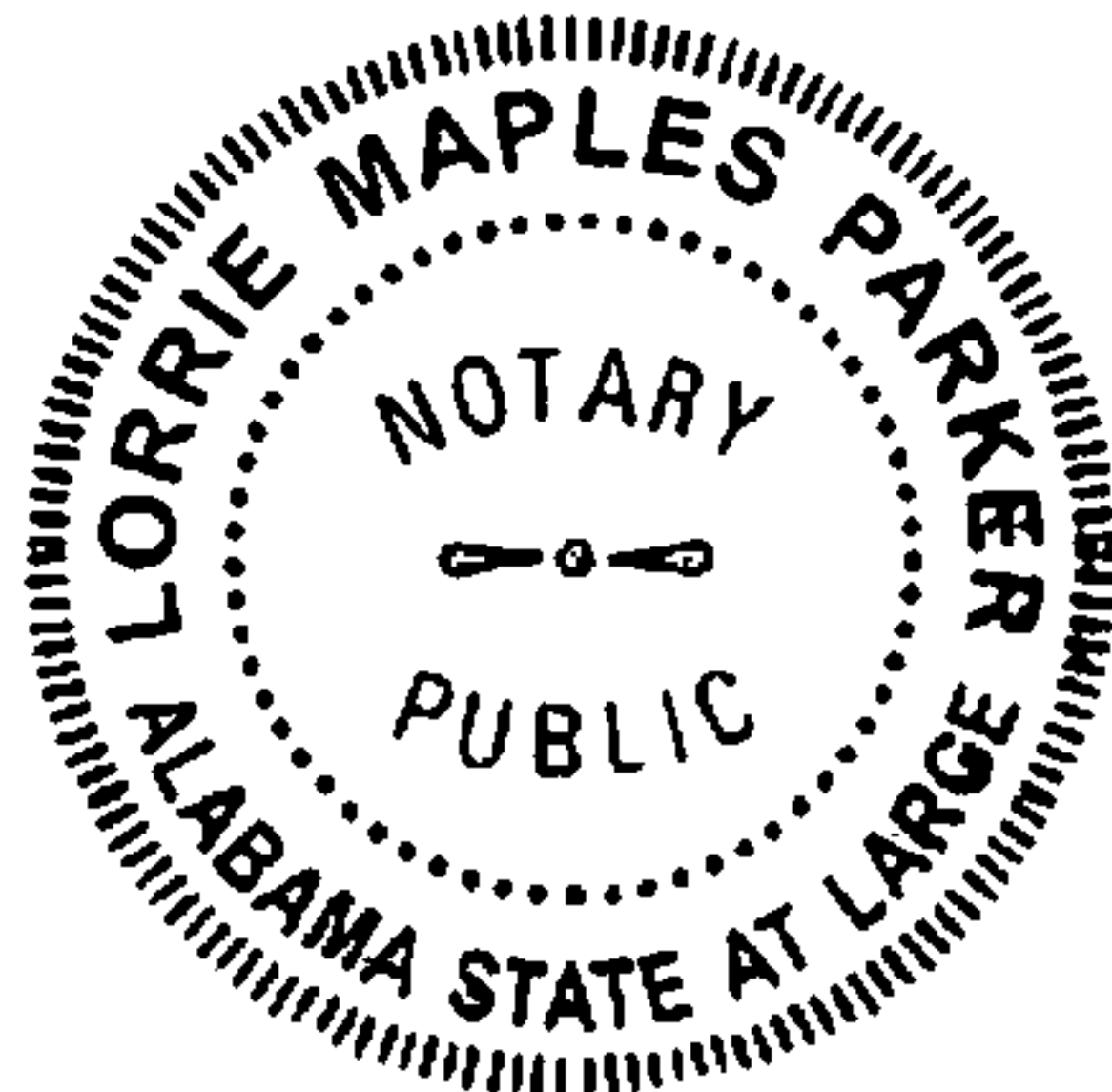
John Ahearn

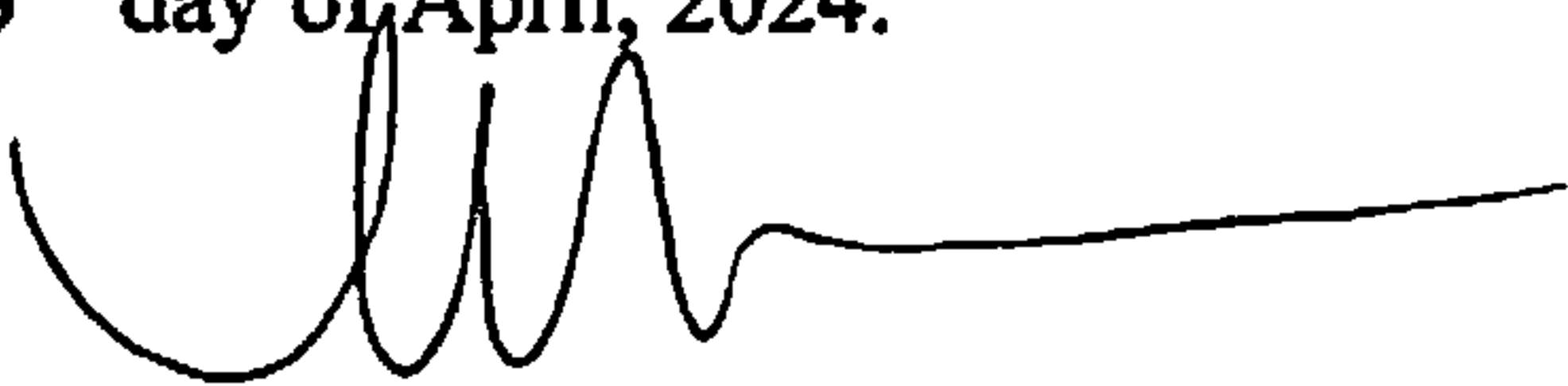
STATE OF ALABAMA ()

COUNTY OF JEFFERSON ()

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that John Ahearn whose name is signed to the foregoing 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, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2024.





Lorrie Maples Parker, Notary Public

My Commission Expires: 10/18/2027

This Instrument Was Prepared By:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

EXHIBIT "A"

Lot 34, according to the Survey of Southpointe, 9th Sector Phase I, as recorded in Map Book 16,
Page 80, in the Probate Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2024 12:38:47 PM
\$28.00 BRITTANI
20240430000125630

Allie S. Bayl