

Property Address: 1820 Tahiti Lane, Alabaster, AL 35007.

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Chris McCann being a resident citizen(s) of the State of Alabama, County of Shelby, having entered into a real estate contract for the sale of that certain real property located at 1820 Tahiti Lane, Alabaster, AL 35007, and being desirous of completing the sale of said property, which is located in Shelby, Alabama, and being more specifically described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

And with the advance knowledge that I will be outside of the City of Birmingham at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my/our stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint Dianne McCann, a citizen of Shelby County, State of Alabama, as my true and lawful Attorney in Fact to act in my stead and on my behalf, to participate in and conduct all of my affairs concerning the sale of the above referenced real estate and on my behalf and in my name. For these purposes, I hereby give to the said Dianne McCann power and authority to act in my name and on my behalf, by doing any and all acts or actions of whatever nature I could do myself if I were present in person and performing said acts, including but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and mortgages and/or any other documents requiring my signature which relate to the sale of the above described real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me, which writing must be properly recorded in Shelby County, Alabama, and making reference to the above referenced real property.

This Power of Attorney shall not be affected by my disability, incompetency, or incapacity.

I do hereby ratify and confirm all acts and actions which my/our said Attorney in Fact shall lawfully do by virtue of this Power of Attorney, and I do agree to be bound by the same. I do authorize and acknowledge that minor changes in these terms may be necessary, and my said Attorney in Fact shall have full authority and power to agree to the same on my behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of April, 2024.


Chris McCann

State of Republic of Costa Rica
Province & City of San José
County of Embassy of the United States of America §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Chris McCann**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2024.


Notary Public, State of

Tatiana Kenney
Consular Associate

Printed Name

U.S. Embassy San Jose

My Commission Expires:

Indefinitely



THIS INSTRUMENT WAS PREPARED BY:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

EXHIBIT A

Lot 25, in Block 1, according to the Map and Survey of Southwind, Second Sector, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama,



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2024 02:08:13 PM
\$28.00 JOANN
20240502000129140

Allie S. Bezel