

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Leigh Robinson Sartain** has entered into a contract to sell the residence at **1159 Highland Village Trail, Birmingham, AL 35242** to **Dennis E. Hogaboom** and **Leslie M. Hogaboom** for \$742,000.00, said residence being more particularly described as follows:

Lot 82, according to the 2nd Amendment to the Amended Map of a Single Family Residential Subdivision, The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, Amendment as recorded in Instrument. 20060712000335740, Supplementary Declaration recorded in Instrument 20151230000442810, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

WHEREAS, the undersigned, **Leigh Robinson Sartain** will be unable to be present for the closing of the sale of the property;

WHEREAS, the undersigned as Principal, desires to appoint, **Rodney Lamar Sartain**, as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the sale of the described property;

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints **Rodney Lamar Sartain** 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 sale 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, **Leigh Robinson Sartain**, notwithstanding any later disability or incompetence of the undersigned.

This instrument prepared by:

Daniel Odrezin
3138 Cahaba Heights Rd, Ste 100B
Birmingham, AL 35243

LIMITED POWER OF ATTORNEY

EXECUTED this the 11 day of May, 2024.

Leigh Robinson Sartain
Leigh Robinson Sartain

STATE OF Alabama

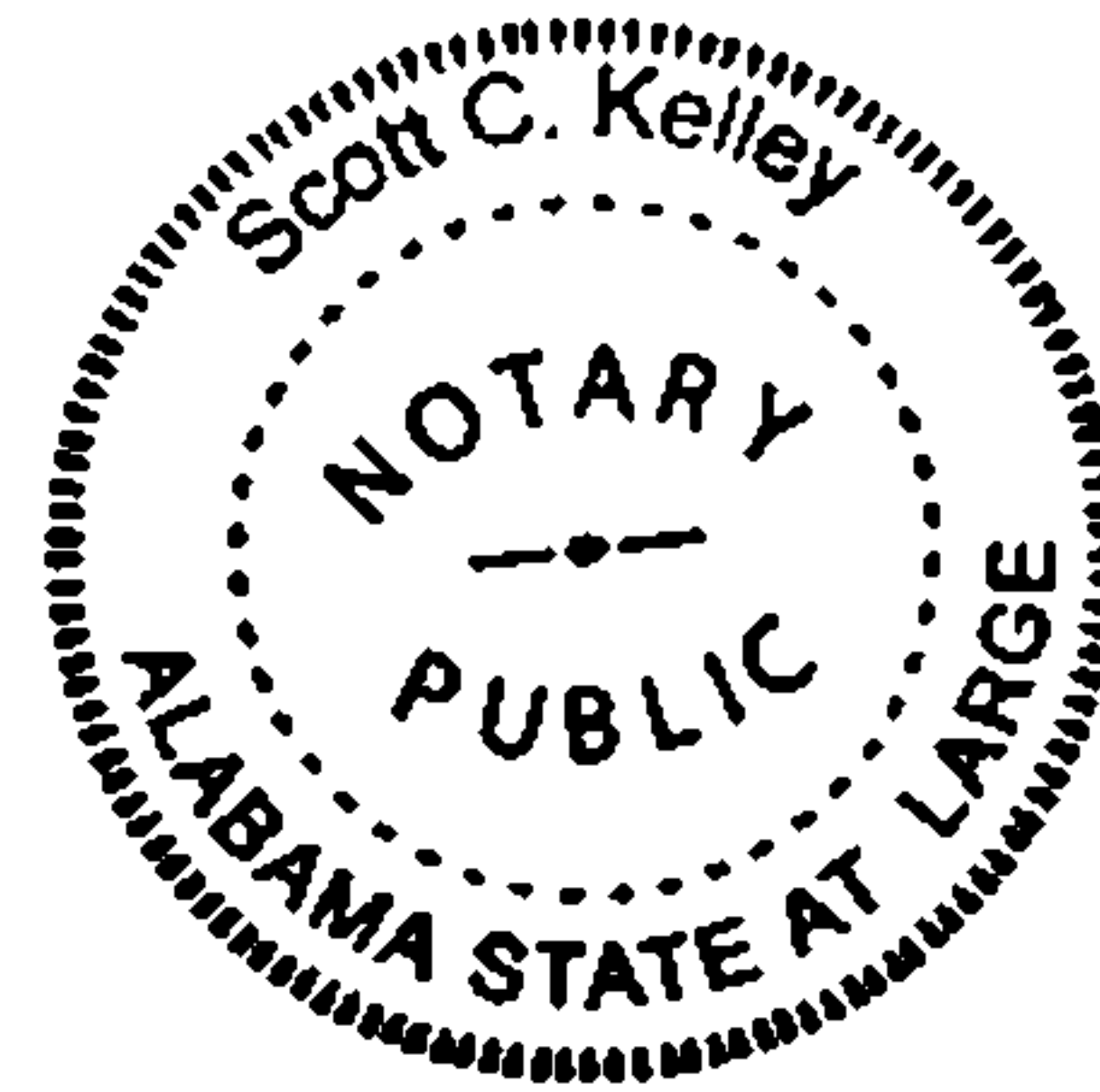
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney Lamar Sartain, 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, he/she executed the same voluntarily on this the 11 day of May, 2024.

Given under my hand and official seal this the 11 day of May, 2024.

[Signature]
Notary Public

My commission expires: 11/28/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2024 10:44:18 AM
\$25.00 PAYGE
20240517000146930

Allie S. Beyl