

Property Address: 258 Narrows Point Lane, Birmingham, AL 35242,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Katherine J. Hunt** 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 **258 Narrows Point Lane, Birmingham, AL 35242**, 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 **Vincent Jackson Howell**, a citizen of Williamson County, State of Tennessee, 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 **Vincent Jackson Howell** 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 24th day of May, 2024

Katherine J. Hunt
Katherine J. Hunt

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Katherine J. Hunt**, 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 24th day of May, 2024.

Palmer Austin Mordecai
Notary Public, State of

Printed Name
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

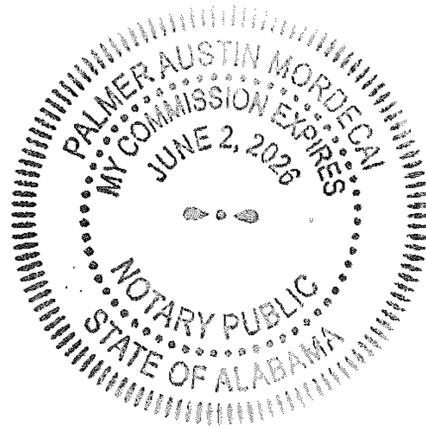


EXHIBIT A

Lot 86, according to the Survey of Narrows Point - Phase 3, as recorded in Map Book 28, Page 120 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Insirament #2000-09755; First Amendment recorded fn Instrument #2000-17136; Second Amendment recorded in Instrument #2000-36696; Third Amendment recorded in Instrument #2001-38328; Fourth Amendment recorded in Inst #IOU20005000424180; Fifth Amendment recorded in Anstrement #200210}70%5 {}3250; Sixth Amendment recorded in Instrument #2003071600()456980; Seventh Amendment recorded in Instrument #20050831000450840; Bighth Amendment recorded in Instrument #20061()31000537359; Ninth Amendment recorded in Instrument #2006121 1000599540, Tenth Amendment recorded in Instrument #20070607000266840, and Eleventh Amendment recorded in Instrument #2008071 1000280896, in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration™),



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2024 11:04:55 AM
\$28.00 JOANN
20240528000156580
Specific POA – Seller (AL)

Allen S. Bayl