

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **Brian Harrison** has entered into a contract to sell the residence at **162 Huntingdon Place, Birmingham, AL 35242** to Richard Hunter Tinnell and Sarah Ham Tinnell for \$555,000.00, said residence being more particularly described as follows:

Lot 733, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community as recorded in Map Book 20, Pages 58 A, B, & C, in the Probate Office of SHELBY County, ALABAMA.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes a residential subdivision, recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument No. 1995-28389 in the Probate Office of Shelby County, Alabama.

WHEREAS, the undersigned, Brian Harrison will be unable to be present for the closing of the sale of the property;

WHEREAS, the undersigned as Principal, desires to appoint, April Harrison, as his Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the sale of the described property;

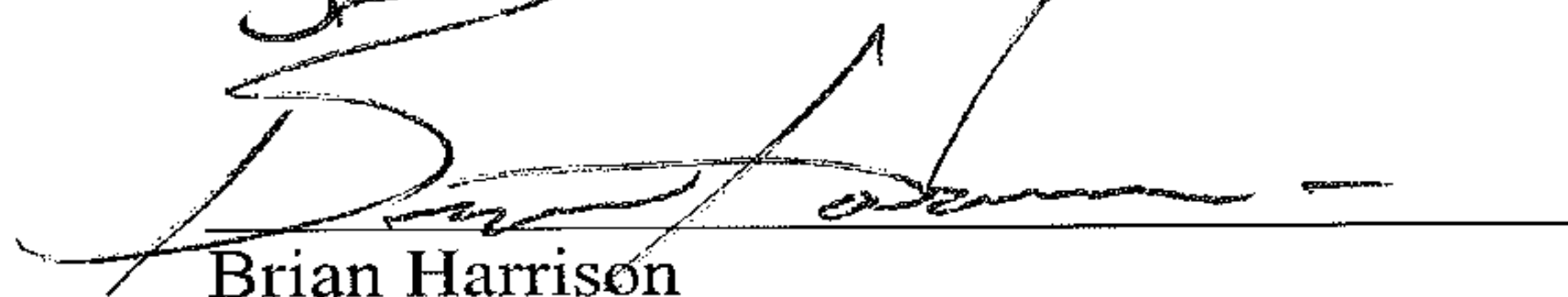
NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints April Harrison as his Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the 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, **Brian Harrison**, notwithstanding any later disability or incompetence of the undersigned.

Prepared by:
Matthew Kidd
3138 Cahaba Heights Rd, Ste 100B
Birmingham, AL 35243

LIMITED POWER OF ATTORNEY

EXECUTED this the 20th day of July, 2024.


Brian Harrison

STATE OF Alabama

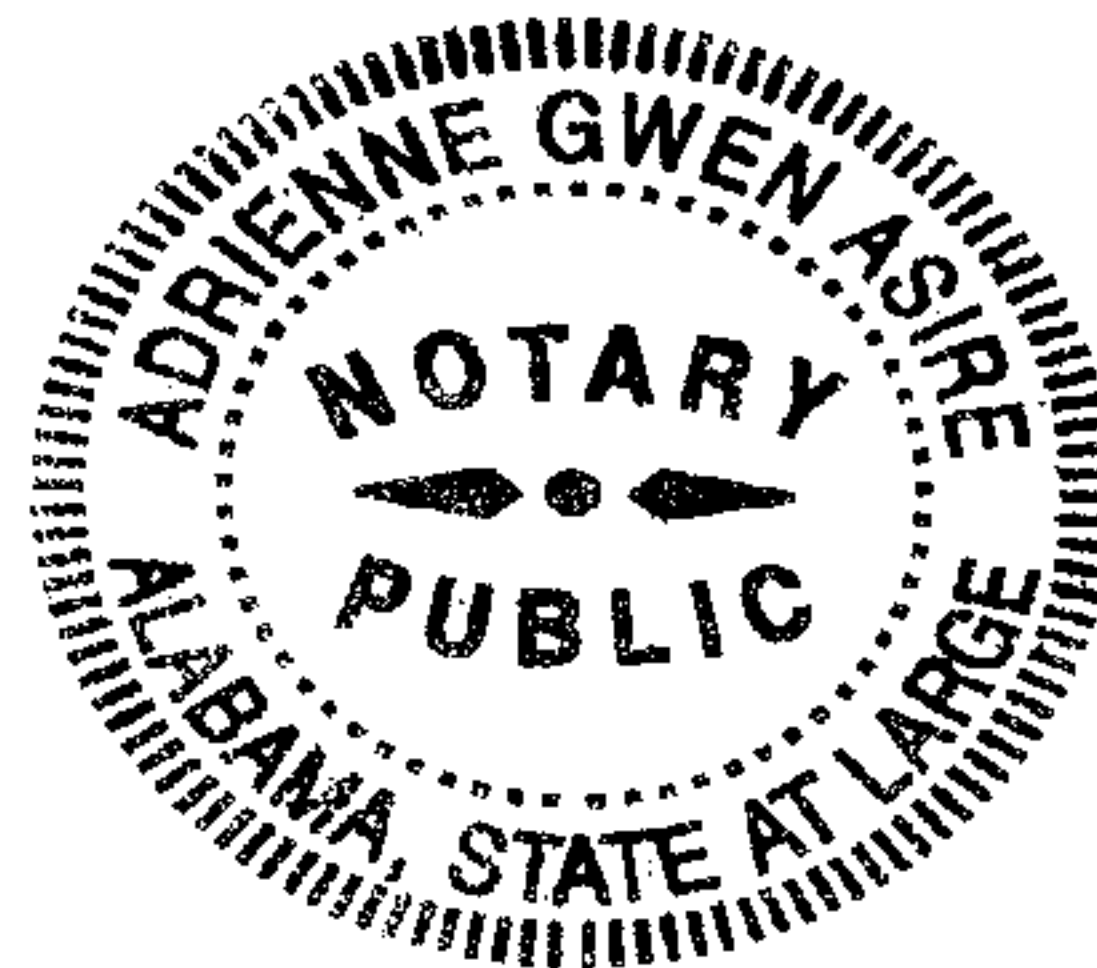
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Harrison, 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 20th day of July, 2024.

2024 Given under my hand and official seal this the 20th day of July.


Notary Public

My commission expires: 3-1-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 11:08:37 AM
\$25.00 CHARITY
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