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POA 1/5

REAL ESTATE POWER OF ATTORNEY

INTRODUCTION

I, **PATRICK DANIEL CRONIN**, residing in Shelby County, Alabama, and being over the age of 19 years, hereby appoint my nephew, **CHARLES SCHWARTZ**, my attorney-in-fact to make decisions and to act on my behalf related to the sale of the real estate identified below. Any reference in this power of attorney to “my attorney” means **CHARLES SCHWARTZ**, with full power and authority to act for me and in my behalf as defined in the Real Estate Power of Attorney.

THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF

ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:

See Exhibit "A" attached hereto and incorporated herein by reference
510 10th Street SW

Alabaster, Alabama 35007

Parcel Number 23-1-02-2-003-040.000

ARTICLE I GRANT OF POWER

The powers granted to my attorney under this instrument are given during my lifetime.

ARTICLE II SPECIFIC POWERS

Real Estate Power. I Patrick Daniel Cronin grant my attorney the full power and authority to perform all acts on my behalf related to the real estate identified below, including the authority to select a real estate agent to list the real estate for sale, the authority to decide the sales price published in the listings, the authority to negotiate the terms and the selling price of a sale of the real estate, and the authority to pay the costs related to the sale, the authority to sign on my behalf any and all agreements and documents related to the sale, including the closing documents and the deed transferring the property to the buyer, and the authority to manage and direct the transfer the funds generated by and related to the sale, all such the authority to act as if I were personally present.

ARTICLE III

GENERAL PROVISIONS

Section 3.01. Ratification And Indemnification. I ratify all that my attorney for my benefit may do pursuant to this power of attorney, and agree to indemnify any person from any loss, liability or damage he may suffer by reason of anything he may do in reliance upon this power of attorney.

Section 3.02. Revocation. My execution of this power of attorney revokes all prior powers of attorney made by me. It is my intent that this power of attorney shall continue in effect until any person acting in reliance upon this power of attorney shall receive written notice of its revocation signed by me, or in the event of a judicial appointment of a guardian, curator or other fiduciary to manage my affairs, until that person shall receive notice of revocation of this power of attorney executed on my behalf by my guardian, curator or other fiduciary. Revocation of this power of attorney shall in no way affect its validity or my liability under the indemnity contained in it with reference to any transaction initiated by my attorney prior to the receipt by any person acting in reliance upon it of actual notice of its revocation.

Section 3.03. Third-Party Reliance. Third parties may rely upon the representations of my attorney as to all matters relating to any power granted to my attorney, and no person who may act in reliance upon the representations of my attorney or the authority granted to my attorney shall incur any liability to me or my estate as a result of permitting my attorney to exercise that power.

Section 3.04. Certified Copies Treated As Original. To the same effect as if it were the original, anyone may rely upon a copy certified by a notary public to be a true copy of this power of attorney.

Section 3.05. Interpretation And Governing Law. This power of attorney is executed and delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to the validity of this power of attorney and the construction of its provisions.

Signed and dated this 9th day of August, 2024.



PATRICK DANIEL CRONIN

ACCEPTANCE OF APPOINTMENT

I, **CHARLES SCHWARTZ**, accept the appointment by my uncle, **PATRICK DANIEL CRONIN**, the principal of the foregoing Limited Power of Attorney, this 9th day of August, 2024.

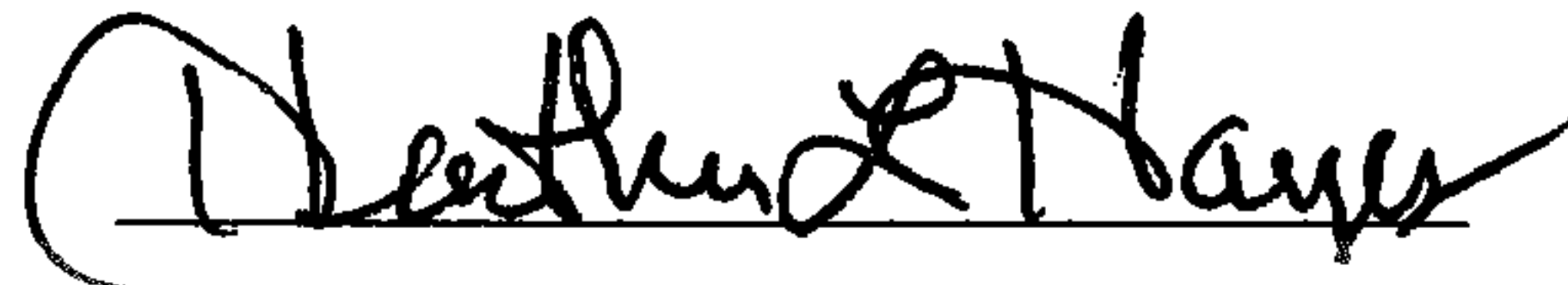

CHARLES SCHWARTZ

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

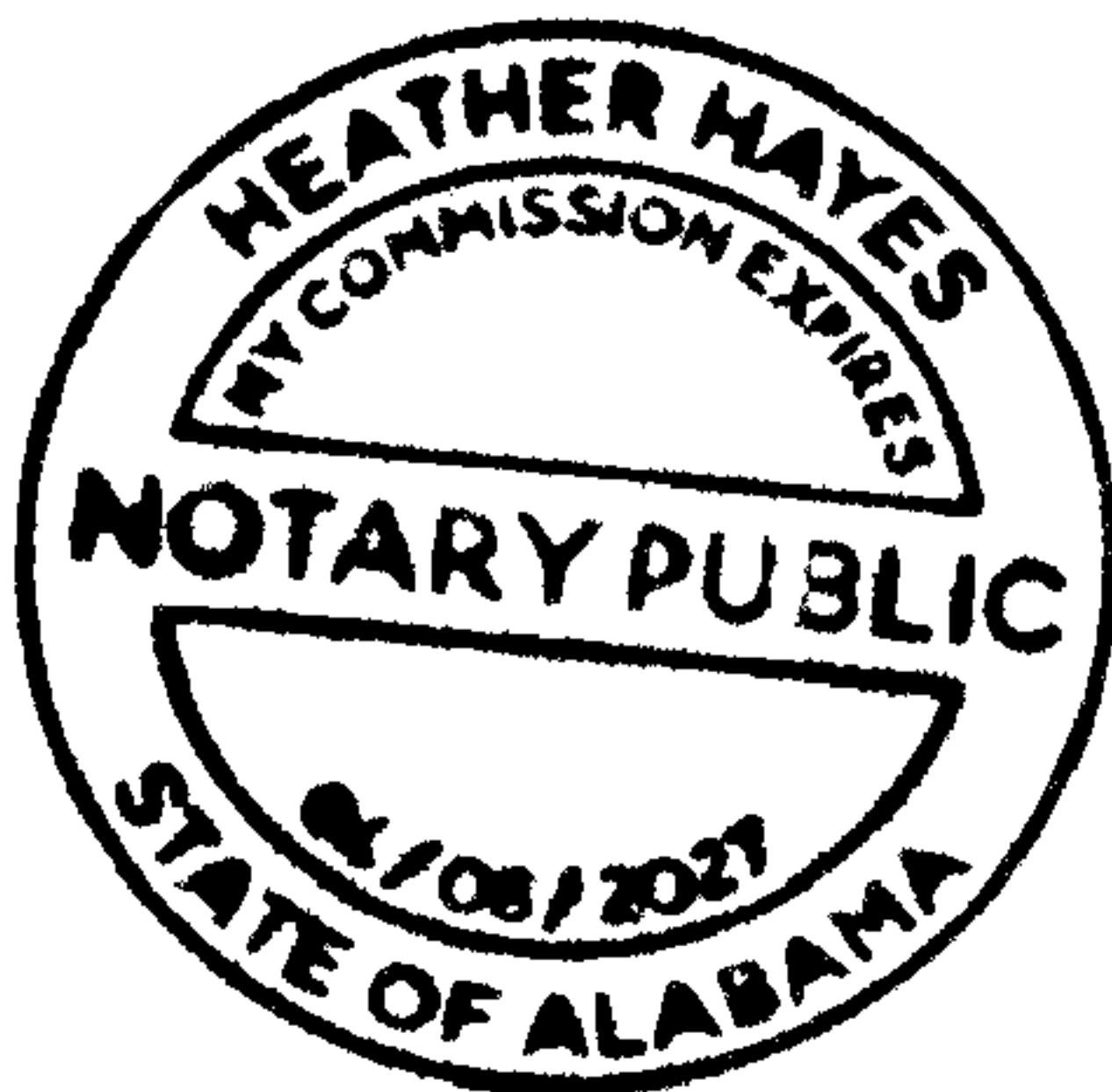
Given under my hand this 9th day of August, 2024.


NOTARY PUBLIC

My Commission Expires:

04/06/2027

[AFFIX NOTARIAL SEAL]



STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand this 9TH day of August, 2024.



A handwritten signature in cursive script, appearing to read "Heather Hayes", written over a horizontal line.

NOTARY PUBLIC

My Commission Expires:

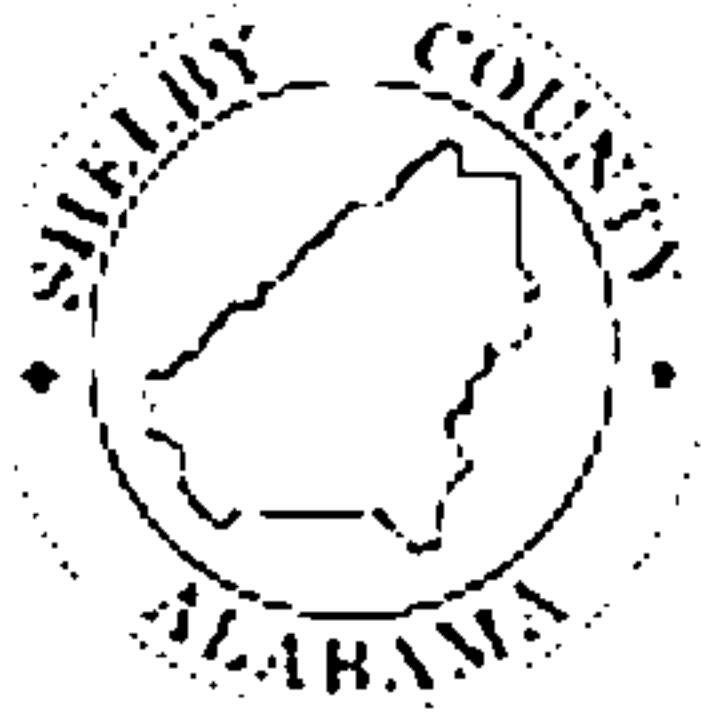
04/06/2027

This Instrument Prepared By:

Thomas Troy Zieman, Jr,
Attorney
209 South Cedar Street
Mobile, Alabama 36602
Post Office Box 4
Point Clear, Alabama 36564
(251) 454-1638
Email: tzieman@tommyzieman.com

Exhibit "A"
Property Description

Lot 7, Sector 2 of the Resurvey of the First Addition of the J.G. Lacey Subdivision, as recorded in Map Book 5, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 09:22:45 AM
\$34.00 PAYGE
20241112000350000

Allie S. Bayl