

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Mark L Phelps do hereby appoint Sandra R Phelps, as my true and lawful Attorney in Fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the ALTA Statement, Closing Disclosure Statement, Note, Mortgage, 1003, W-9, 4506T and any other forms required by the Title Company, Lender and/or the Closing Attorney in connection with the purchase and mortgage of the property located at 206 Dawsons Cove Drive, Alabaster, AL 35007, and more particularly described as follows, to-wit:

Lot 4, of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 2022041300015137, in the Probate Office of Shelby County, Alabama.

SALES PRICE: \$373,486.00

LOAN AMOUNT: \$385,811.00

TYPE: 30 Year VA Loan

INTEREST: 3.99%

LENDER: FBC Mortgage

OCCUPANCY: The Veteran intends to use the property as a home to be occupied by the Veteran.

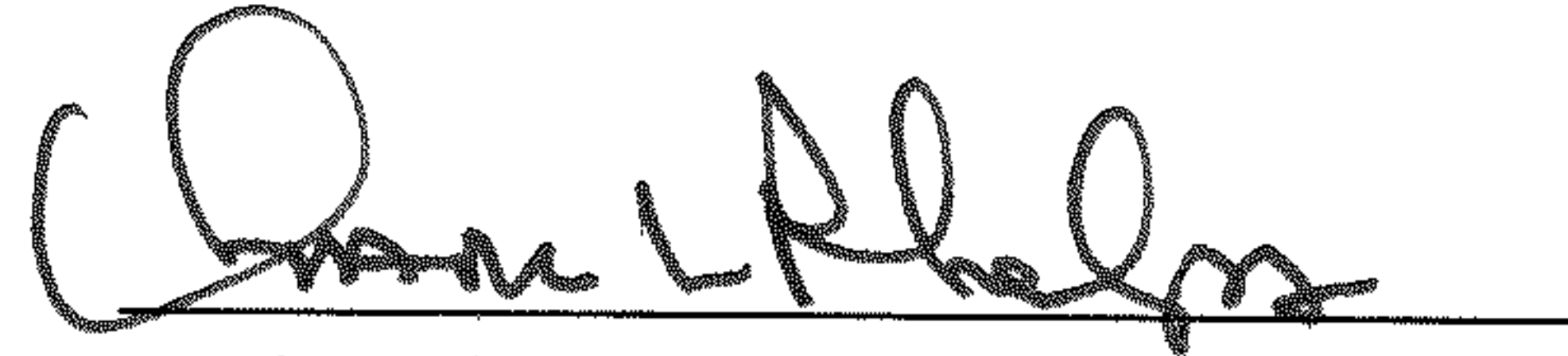
On such terms and conditions as she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said Attorney in Fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 6th day of November, 2024 and shall terminate One Hundred and Eighty (180) days thereafter.

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

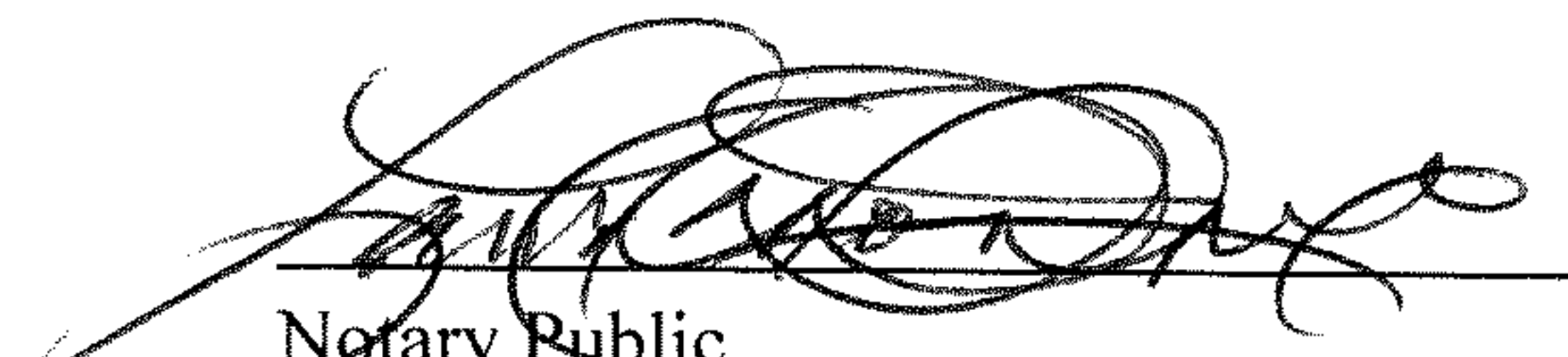
Executed this the 6th day of November 2024.


Mark L Phelps

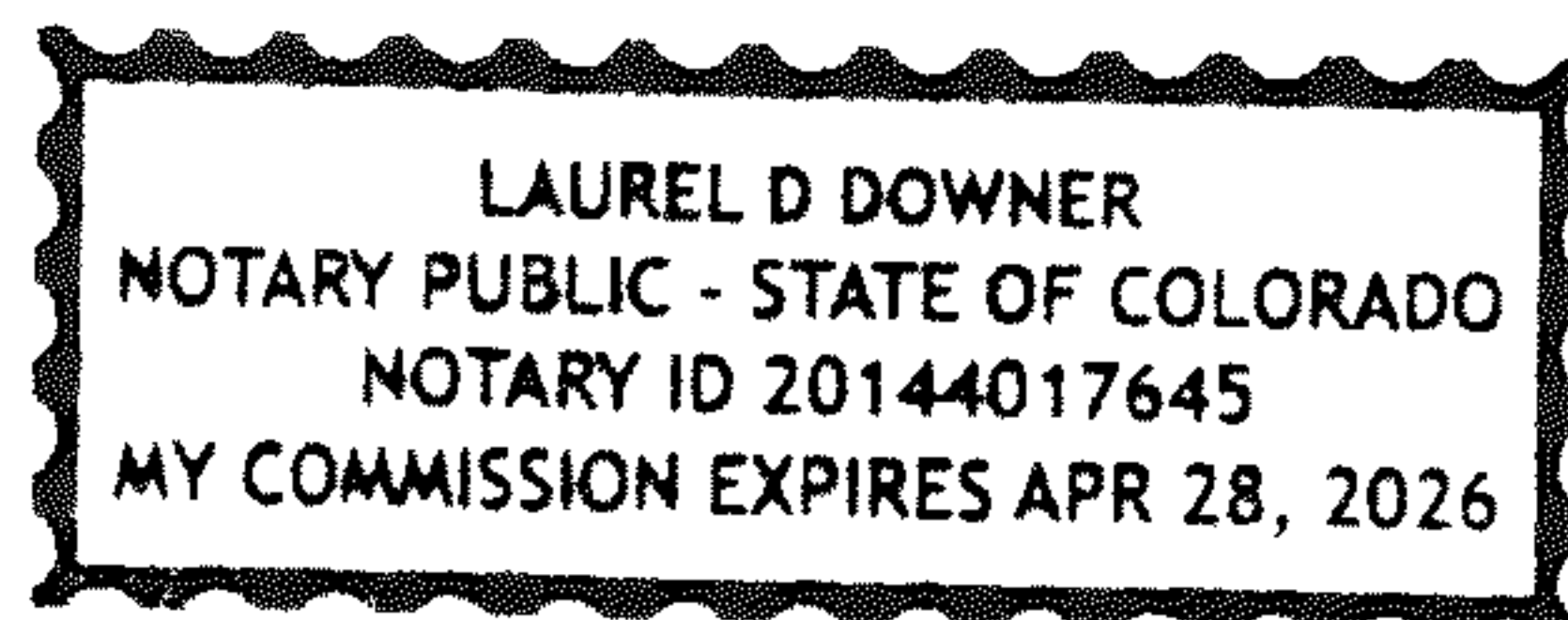
STATE OF Colorado
COUNTY OF Larimer

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark L Phelps, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of November, 2024.


Notary Public
Print Name:
Commission Expires:

MUST AFFIX SEAL



THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE ROAD, SUITE A-2
BIRMINGHAM, AL 35242
File: 2024373T



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2024 03:38:25 PM
\$25.00 DANIEL
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