

SPECIFIC POWER OF ATTORNEY

This power of attorney shall not be affected by disability, incompetency, or incapacity of the principal in accordance with Alabama Code Section 26-1-2 (1975)

I, WENDY SEGARS (Principal) of 130 PRESCOTT CIRCLE, HELENA, AL 35080 do hereby appoint BRIAN SEGARS of 130 PRESCOTT CIRCLE HELENA AL 35080 as my Attorney in Fact, for me and in my name, place, and stead, and for my use and benefit:

To execute on my behalf as Seller, Deed, HUD I, Closing Disclosure and all other related documents on the real property located at 8371 HIGHWAY 13, HELENA, AL 35080, Jefferson County, Alabama, particularly described as:

BEGIN AT THE NW CORNER OF LOT 9, ACCORDING TO THE MAP OF PRECOTT PLACE AS RECORDED IN MAP BOOK 33, PAGE 126, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN EAST, ALONG THE NORTH LINE OF SAID LOT 9, FOR 40.00'; THENCE TURN RIGHT 128-50'47", AND RUN SOUTHWEST, RADIAL, 14.20' TO A POINT SITUATED ON THE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38-32'25" AND A RADIUS OF 50'; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE FOR 33.63' TO THE POINT OF BEGINNING, CONTAINING 159 SQUARE FEET.

To execute Deed, Settlement Statement and all other related documents for the sale of the above described property to PAUL FRANKS AND NEELY FRANKS and to sign, execute, and deliver, in my name or otherwise, such instruments as may be required in connection with the sale of subject property and to do such other acts as I might or could do in closing on the aforementioned property.

I further give and grant unto my said attorney in fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as 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 shall lawfully do or cause to be done by virtue hereof.

This power of attorney is granted for a period of two (2) month(s) and shall become effective on the 12TH day of November, 2024

Executed this 12th day OF November 2024

Wendy Segars
Wendy Segars

STATE OF ALABAMA

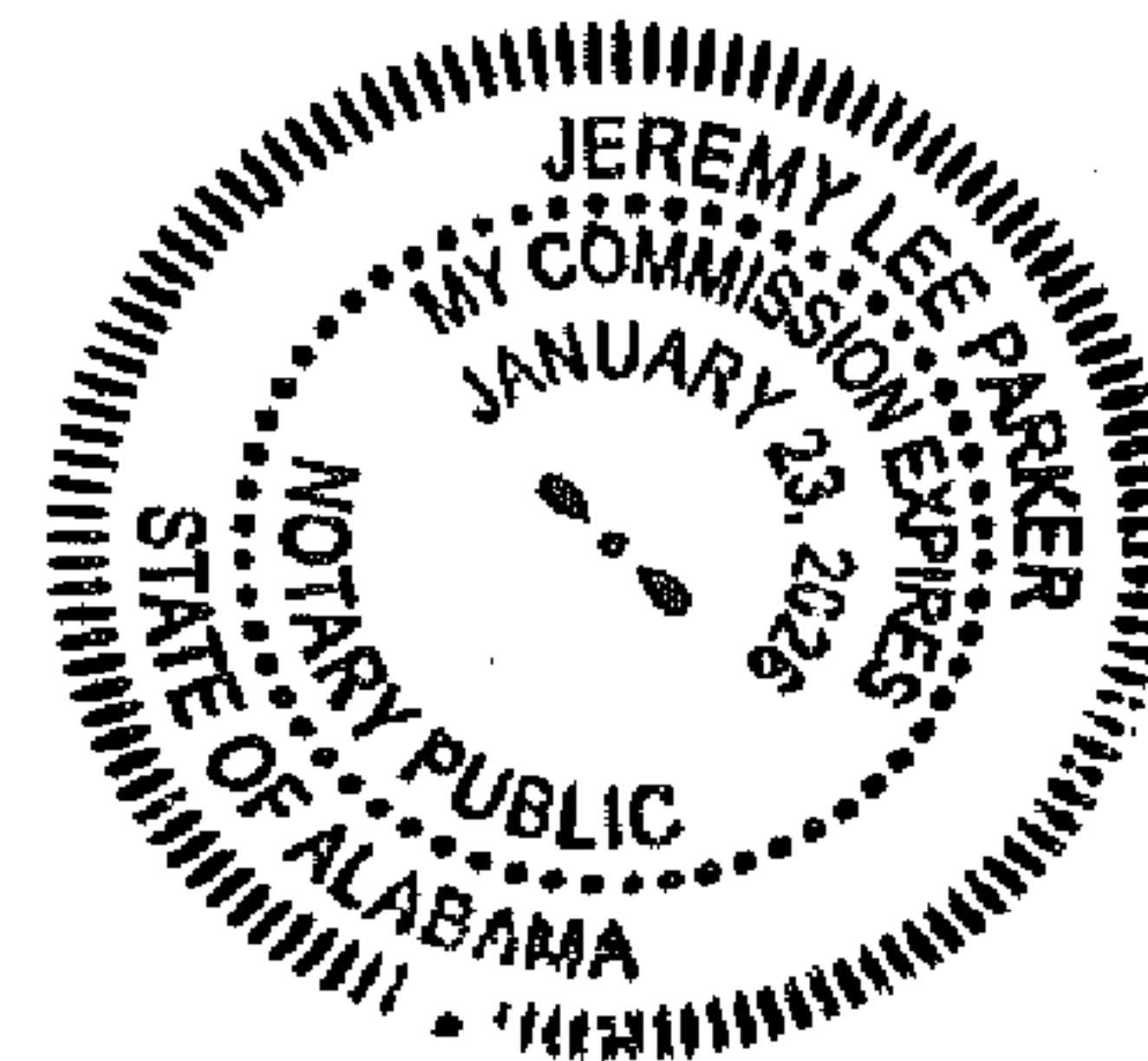
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county and said state, hereby certify that Wendy Segars, whose name(s) are signed to the foregoing instrument, and who are known to me, acknowledged before me that, being informed of the contents of the instrument have executed the same voluntarily and as their act on the day the same bears date.

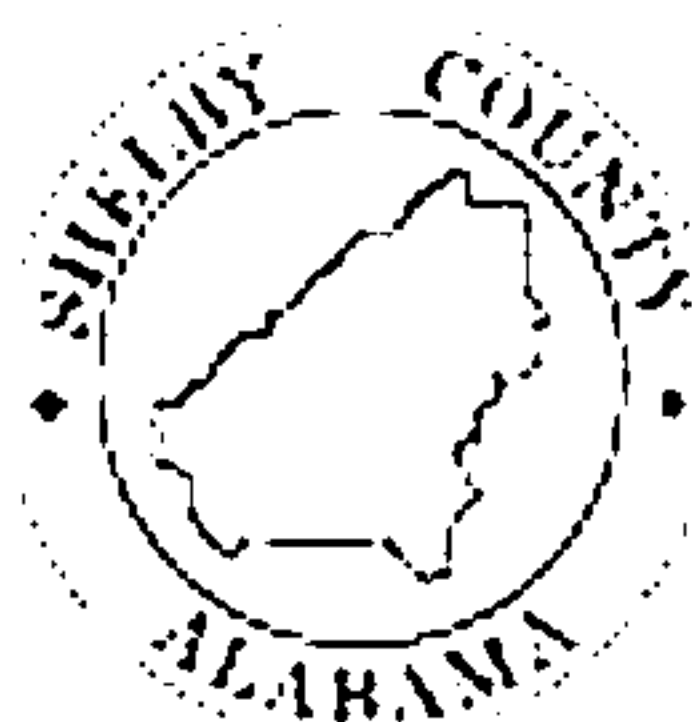
Given under my hand and seal office this the 12TH day of November 2024

[Signature]
Notary Public

My Commission Expires: 1-23-26



Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2024 11:22:19 AM
\$25.00 JOANN
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Allen S. Bayl