



20241220000389550 1/13 \$1692.00
Shelby Cnty Judge of Probate, AL
12/20/2024 04:11:32 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE, & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.

RAWYA FARMS, LLC.
400 BOARDMAN DRIVE
CHELSEA, AL 35043

The preparer of this deed makes no certification as to title and
has not examined the title to the property.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Rachid M. Rachid**, a married individual (hereinafter referred to as GRANTOR), by **Irfan K. Totonji**, his agent and attorney-in-fact, by virtue of the Power of Attorney attached, and the said power of attorney is presently in effect, has not been revoked, and the principal is alive and competent as of the date hereof, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rawya Farms, LLC** (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See attached Exhibit A.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to this real property.

No part of this real property constitutes the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD the tract or parcel of land described in Exhibit A together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereon or belonging to or in any way appertaining unto the said GRANTEE, and its successors and assigns forever;

AND SAID GRANTOR, for said GRANTOR, and for GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth; that GRANTOR has a good and absolute right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

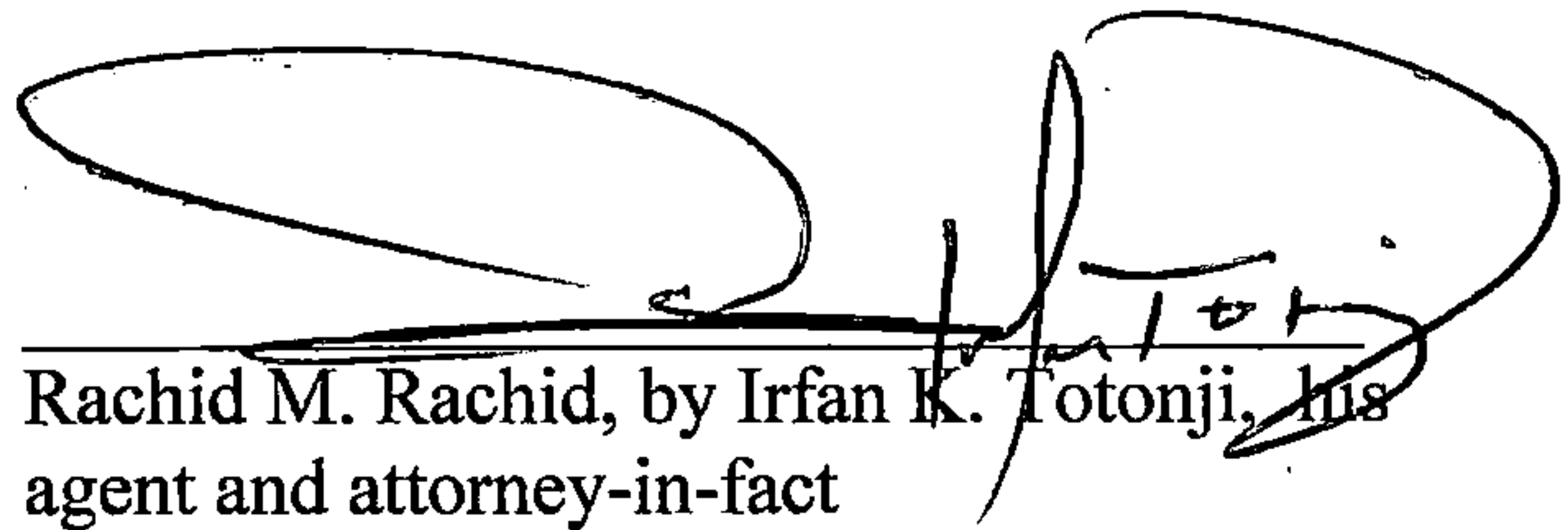
[signature page follows]

Shelby County, AL 12/20/2024
State of Alabama
Deed Tax: \$1634.00



20241220000389550 2/13 \$1692.00
Shelby Cnty Judge of Probate, AL
12/20/2024 04:11:32 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR, Rachid M. Rachid, has hereunto set his hand and seal
this the 19th day of December, 2024.



Rachid M. Rachid, by Irfan K. Totonji, his
agent and attorney-in-fact

STATE OF Virginia)
COUNTY OF Fairfax)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Irfan K. Totonji, as agent and attorney-in-fact for Rachid M. Rachid, an individual 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of December 2024.




NOTARY PUBLIC

My Commission Expires:

January 31, 2028

EXHIBIT "A"
Legal Description

STATE OF ALABAMA
SHELBY COUNTY



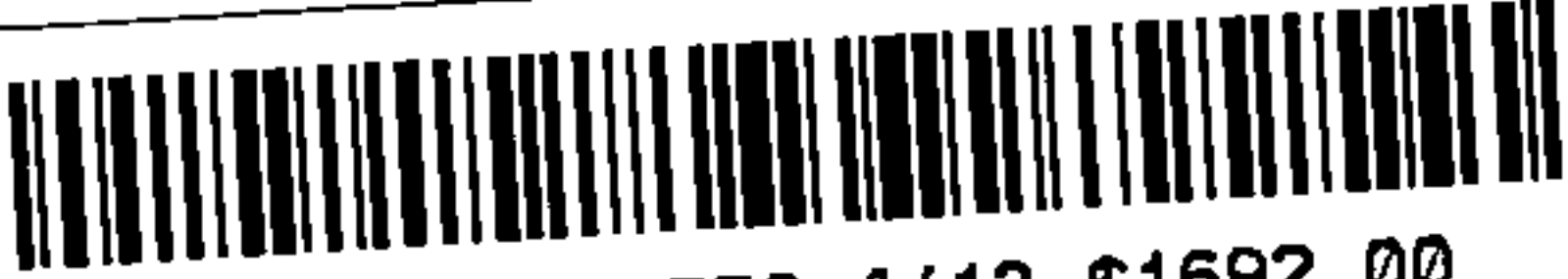
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Commence at a wagon beam being the Northeast corner of Section 19 and also being the Northwest corner of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 02' 19" East along the North boundary of said Section 20 and along the North boundary of the Northwest one-fourth of the Northwest one-fourth of said Section 20 for a distance of 1326.91 feet to a 1" iron in place, said point being the Northeast corner of said quarter-quarter section and also being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth; thence proceed North 89° 22' 40" East along the North boundary of the Northeast one-fourth of the Northwest one-fourth for a distance of 547.10 feet to a 1" iron in place; thence proceed South 26° 37' 31" West for a distance of 1123.90 feet to a 1" iron in place, said point being located on the East boundary of the Northwest one-fourth of the Northwest one-fourth; thence proceed South 02° 25' 26" East along the East boundary of said Northwest one-fourth of the Northwest one-fourth and along the East boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1212.96 feet to a 1" iron in place; thence proceed North 88° 15' 51" East along a fence for a distance of 375.37 feet to a 1" iron in place; thence proceed South 02° 29' 44" East along a fence for a distance of 418.04 feet to a 1" iron in place, said point being located on the North boundary of the Northeast one-fourth of the Southwest one-fourth of said Section 20; thence proceed South 02° 35' 51" East along a fence for a distance of 621.08 feet to a railroad spike in place; thence proceed North 88° 51' 10" East for a distance of 743.52 feet to a capped rebar in place; thence proceed South 02° 27' 16" East for a distance of 59.96 feet to a capped rebar in place; thence proceed South 19° 22' 08" East for a distance of 7.01 feet to a railroad spike in place, said point being located on the Northerly right-of-way of Shelby County Highway #62; thence proceed Southwesterly along the Northerly right-of-way of said road and along the curvature of a concave curve left having an arc length of 57.93 feet and a radius of 1081.74 feet for a chord bearing and distance of South 81° 32' 14" West, 57.92 feet to a capped rebar in place; thence proceed North 22° 07' 03" West for a distance of 14.87 feet 1" iron in place; thence proceed South 88° 53' 02" West along a fence for a distance of 683.97 feet to a ½" rebar in place; thence proceed South 82° 26' 58" West for a distance of 172.50 feet to a ½" rebar in place; thence proceed North 60° 24' 27" West for a distance of 115.19 feet to a ½" rebar in place; thence proceed North 48° 31' 46" West for a distance of 148.23 feet to a ½" pipe in place; thence proceed South 02° 29' 47" East along a fence for a distance of 779.50 feet to a capped rebar in place, said point being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed South 88° 26' 44" East for a distance of 219.72 feet to a capped rebar in place (Gay), said point being located on the Westerly right-of-way of said Shelby County Highway #62; thence proceed Southwesterly along the Westerly right-of-way of said highway and along the curvature of a concave curve left having an arc length of 238.93 feet and a radius of 966.19 feet for a chord bearing and distance of South 16° 49' 10" West, 238.33 feet to the P. T. of said curve being a concrete monument in place; thence proceed South 09° 44' 06" West along the Westerly right-of-way of said highway for a distance of 97.84 feet to a capped rebar in place; thence proceed North 79° 30' 44" West for a distance of 468.00 feet to a ½" rebar in place (GMC); thence proceed North 10° 31' 26" East for a distance of 99.94 feet (set ½" rebar CA-0114-LS); thence proceed North 79° 30' 46" West for a distance of 100.00 feet to a ½" rebar in place (GMC); thence proceed South 10° 29' 14" West for a distance of 100.00 feet (set ½" rebar CA-0114-LS); thence proceed South 79° 11' 56" East for a distance of 68.25 feet to a ½" capped rebar in place; thence proceed South 01° 36' 43" West for a distance of 643.51 feet to a 1" pipe in place; thence proceed South 01° 36' 44" West for a distance of 486.62 feet to a 1" pipe in place, said point being located on the South boundary of the Southwest one-fourth of the Southwest one-fourth of said Section 20; thence proceed South 89° 16' 23" West along the South boundary of said Section 20 and along the South boundary of the Southwest one-fourth of the Southwest one-fourth for a distance of 822.81 feet to a concrete monument in place being the Southwest corner of said Section 20, said point also being the Northeast corner of Section 30, Township 19 South, Range 2 East; thence proceed South 00° 14' 59" East along the East boundary of said Section 30 and along the East boundary of the Northeast one-fourth of the Northeast one-fourth for a distance of 1320.77 feet to a crimp top pipe in place, said point being the Southeast corner of the Northeast one-fourth of the Northeast one-fourth and also being the Northwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 29; thence proceed North 89° 53' 35" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 29 for a distance of 393.66 feet to a capped rebar in place (Gay); thence proceed South 00° 14' 42" East for a distance of 1076.99 feet to a ½" rebar in place being located on the right-of-way of U. S. Highway #280; thence proceed Northwesterly along the existing right-of-way of U. S. Highway #280 and along the curvature of a concave curve left having an arc length of 1384.01 feet and a radius of 23068.31 feet for a chord bearing and distance of North 78° 01' 44" West, 1383.80 feet to a capped rebar in place (CA 0114) being the P. T. of said curve; thence proceed North 68° 27' 48" West along the right-of-way of said highway for a distance of 410.82 feet to a ½" rebar in place to a point on the West boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 30; thence proceed North 00° 24' 45" West along a fence and along the West boundary of said quarter-quarter section and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 30 for a distance of 1945.85 feet to a ½" rebar in place, said point being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of said Section 30 and also being the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 19; thence proceed North 02° 22' 57" West along the West boundary of the Southeast one-fourth of the Southeast one-fourth, the West boundary of the Northeast one-fourth of the Southeast one-fourth, the West boundary of the Southeast one-fourth of the Northeast one-fourth and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 19 for a distance of 5307.22 feet to a iron post in place said point being located on the North boundary of said Section 19; thence proceed North 89° 27' 42" East along the North boundary of the Northeast one-fourth of the Northeast one-fourth and along the North boundary of said Section 19 for a distance of 1282.10 feet to the point of beginning.

The above described land is located in the East one-half of the Southeast one-fourth and the East one-half of the Northeast one-fourth of Section 19, the Northeast one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 30, the Southwest one-fourth of the Northwest one-fourth of Section 29 and the Northwest one-fourth and the Southwest one-fourth of Section 20, Township 19 South, Range 2 East, Shelby County, Alabama and contains 401.07 acres.


EXHIBIT "A"
Legal Description

STATE OF ALABAMA
SHELBY COUNTY


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EXHIBT "A"
Legal Description- Continued


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proceed North 00° 24' 45" West along a fence and along the West boundary of said quarter-quarter section and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 30 for a distance of 1945.85 feet to a ½" rebar in place, said point being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of said Section 30 and also being the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of Section 19; thence proceed North 02° 22' 57" West along the West boundary of the Southeast one-fourth of the Southeast one-fourth, the West boundary of the Northeast one-fourth of the Southeast one-fourth, the West boundary of the Southeast one-fourth of the Northeast one-fourth and along the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 19 for a distance of 5307.22 feet to a iron post in place said point being located on the North boundary of said Section 19; thence proceed North 89° 27' 42" East along the North boundary of the Northeast one-fourth of the Northeast one-fourth and along the North boundary of said Section 19 for a distance of 1282.10 feet to the point of beginning.

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rachid M. Rachid, by Ifan K. Totonji, his agent & attorney-in-fact Grantee's Name Rawya Farms, LLC
Mailing Address 505 Huntmar Park Dr., Suite 245 Mailing Address 400 Boardman Dr
Herndon, VA 20170 Chelsea, AL 35043

Property Address 84 El Greco Dr Date of Sale 12-19-24
Harpersville, AL 35078 Total Purchase Price \$ ~~1,634,000~~



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,634,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-20-24

Print Stephanie Petelos

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

ALFA
TERCÜME BÜROSU
Halaskargazi Cad. Ünşat Çarşısı
No:172 K:2 D:116 Şişli/İSTANBUL
Tel: 0212 224 50 44
E-mail: alfatercumburosusu@hotmail.com

T.C.
BEYOĞLU 29. NOTERLİĞİ
Yazgı Mh. Azerbaycan Cd. 2. Blok
D:26 Sarıyer - İSTANBUL
Tel: (0212) 741 41 14
(0212) 741 43 88

№ 43816

TERCÜMEDİR

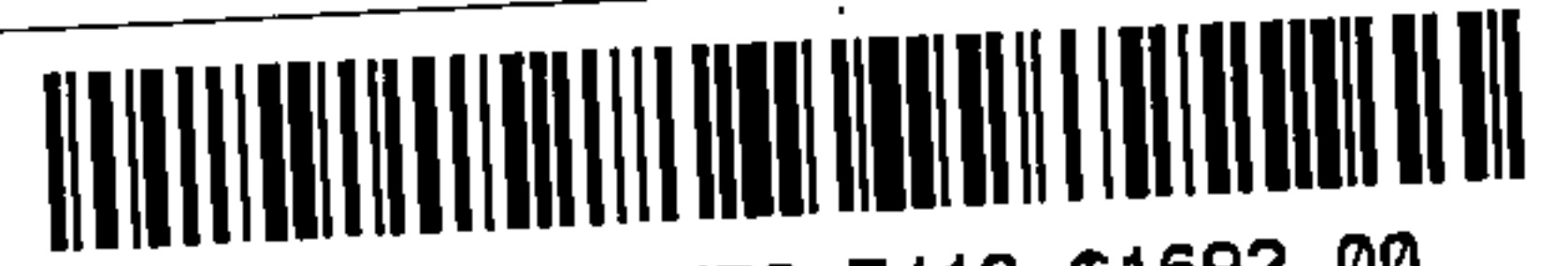
03 Aralık 2024

REPUBLIC OF TURKEY
29TH NOTARY PUBLIC OF BEYOĞLU

Issue Date: November 29, 2024
Document Number: 43366

DURATION : THIS PROXY IS VALID UNTIL THE END OF BUSINESS DAY
OF 31/12/2025 (Thirty one December two thousand twenty-five).

THIS POWER OF ATTORNEY HAS BEEN ISSUED IN ORDER TO BE USED IN
UNITED STATES OF AMERICA.



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POWER OF ATTORNEY

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975.

This power of attorney does not authorize the agent to make health care decisions for you. Such powers are governed by other applicable law.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney, or the agent resigns or is unable to act for you.

Your agent is entitled to reimbursement of reasonable expenses and reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a co-agent in the Special Instructions. Co-agents are not required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

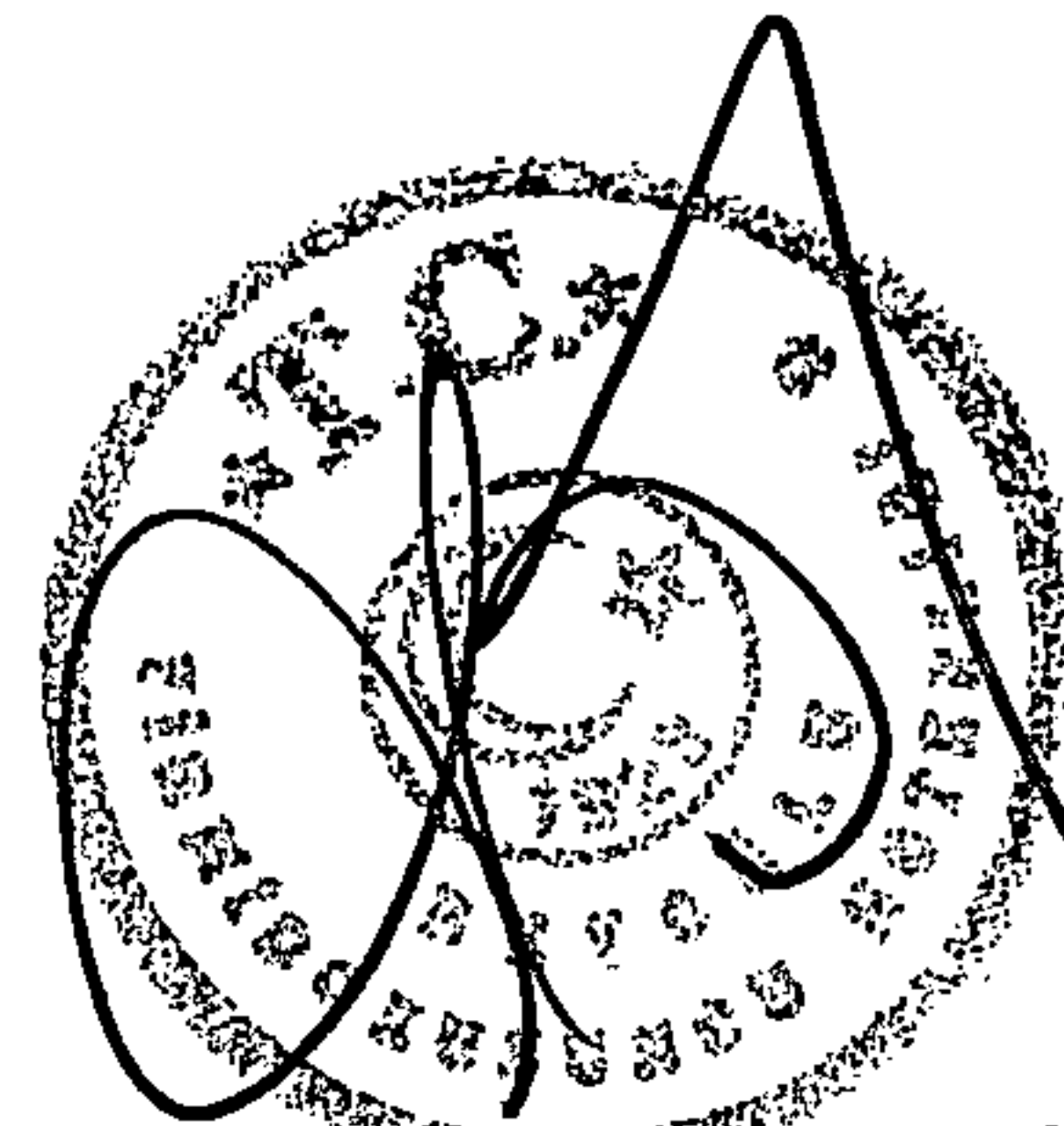
DESIGNATION OF AGENT

I, Rachid Mohamed R.R. Hussain, name the following person as my agent:

Name of Agent: Irfan K. Totonji

Agent's Address: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170

Agent's Telephone Number: 703-856-4826



BEYOĞLU 29. NOTERLİĞİ
İMZA YETKİLİ BAŞKATİP
İREM YOLAY



№ 43816



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DESIGNATION OF SUCCESSOR AGENT(S)(OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Abduljabar I Totonji

Successor Agent's Address: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170

Successor Agent's Telephone Number: 571-226-6360

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: William A Gray

Second Successor Agent's Address: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170

Second Successor Agent's Telephone Number: 703-674-6180

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to **Real Property as defined in Section 26-1A-204 as defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975.**

LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant **MAY NOT** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. § 2041 and 26 U.S.C. § 2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines. For your protection, if there are no special instructions write **NONE** in this section.

This Power of Attorney shall be valid immediately and until December 31, 2025, it is granted only for the purposes of selling the property **Rawya Farms** as located in Harpersville, Alabama.

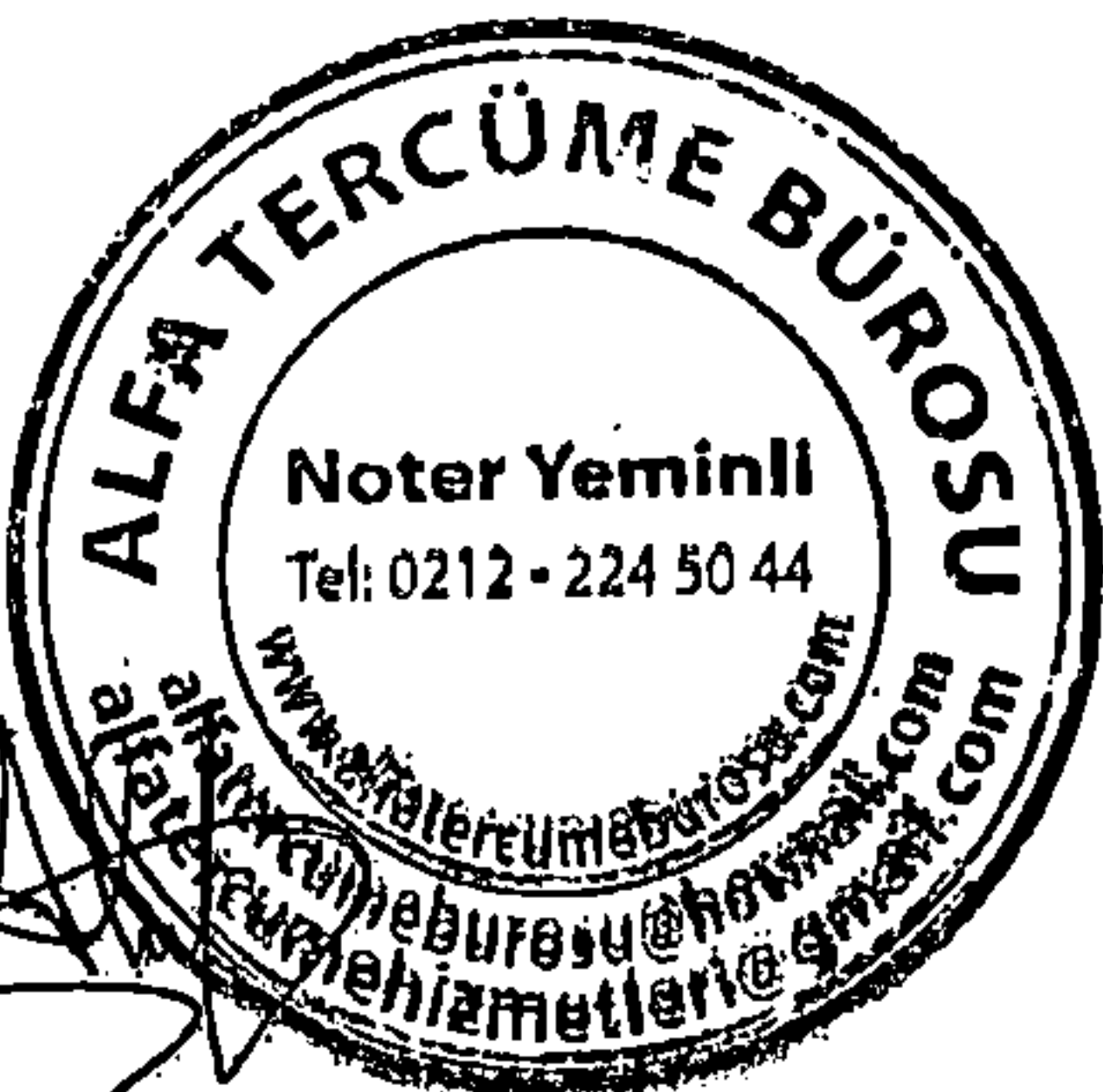
EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

BEYOĞLU 29. NOTERLİĞİ
İMZA YETKİLİ BASKATIP
İREM YOLAY





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№43816

IMPORTANT INFORMATION FOR AGENT

Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) act in good faith;
- (3) do nothing beyond the authority granted in this power of attorney; and
- (4) disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

(Principal's Name) by (Your Signature) as Agent

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) act loyally for the principal's benefit;
- (2) avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) act with care, competence, and diligence;
- (4) keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (5) cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
- (6) attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) death of the principal;
- (2) the principal's revocation of the power of attorney or your authority;
- (3) the occurrence of a termination event stated in the power of attorney;
- (4) the purpose of the power of attorney is fully accomplished; or
- (5) if you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

Liability of Agent

The meaning of the authority granted to you is defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975. If you violate the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, or act outside the authority granted, you may be liable for any damages caused by your violation.

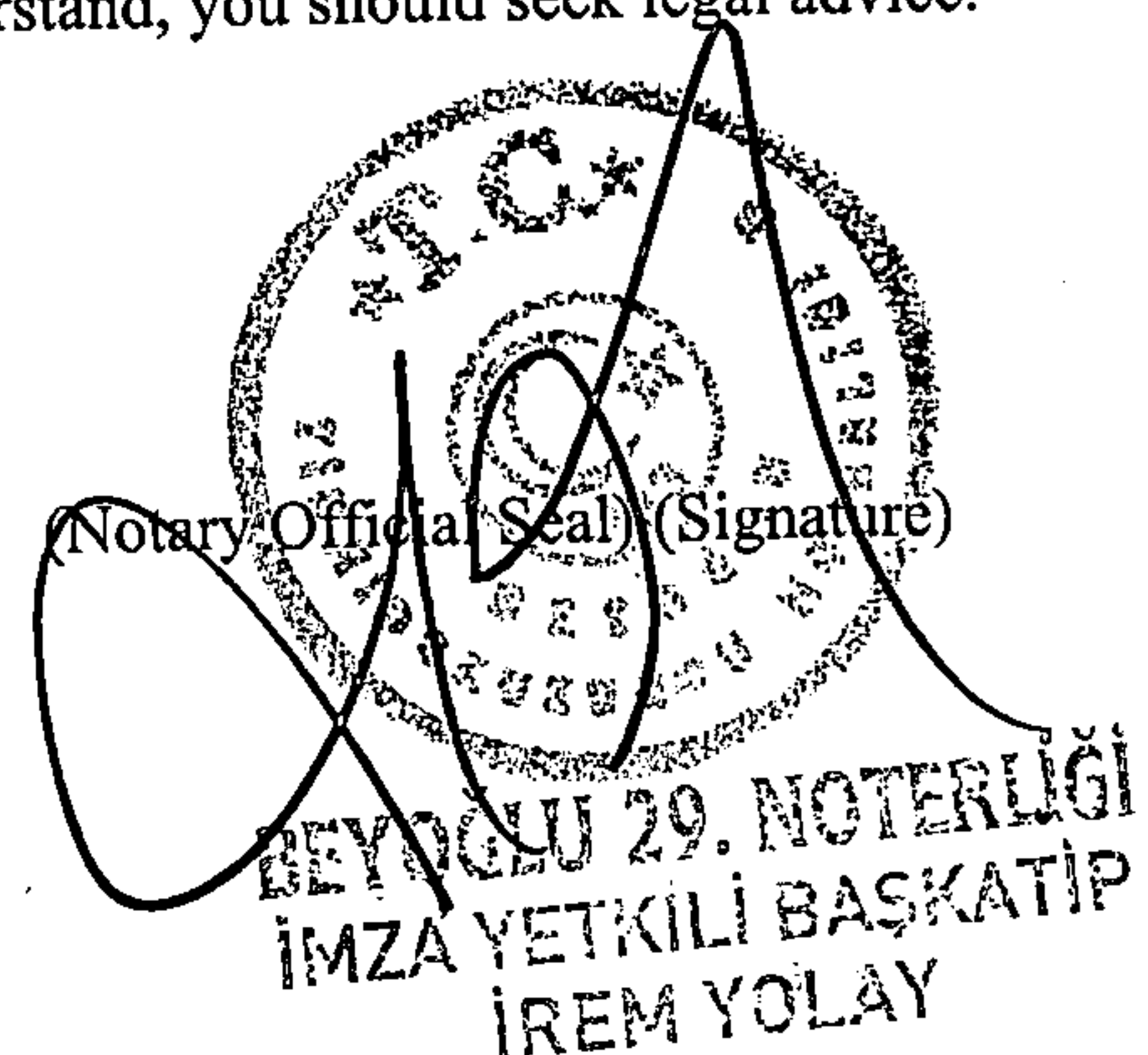
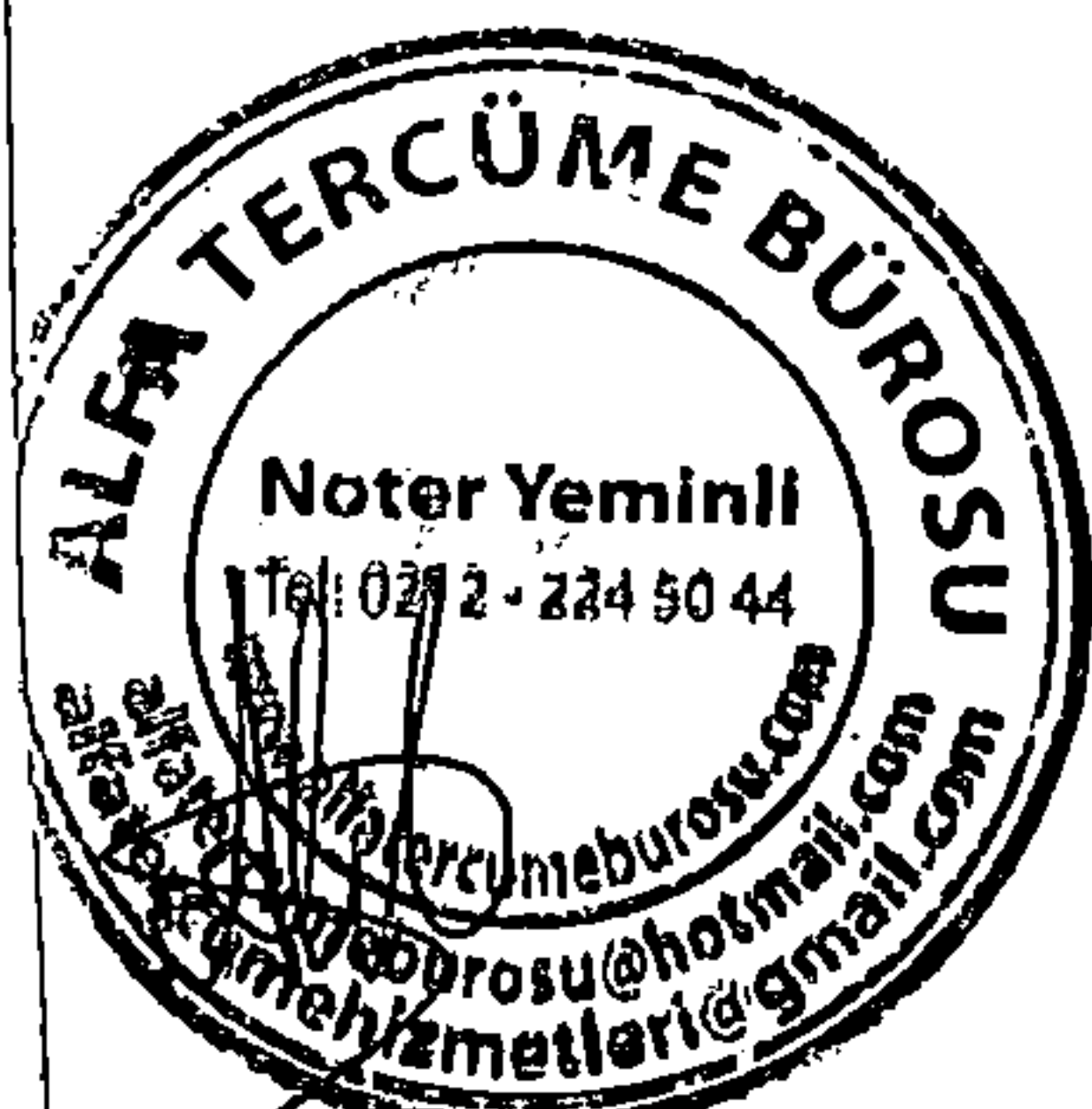
If there is anything about this document or your duties that you do not understand, you should seek legal advice.

PRINCIPAL ;

RACHID MOHAMED R. R. HUSSAIN (Passport Number: 01584137)

Levazım, Koru Sok. Zorlu Center No: 2 Beşiktaş/İSTANBUL

//Signature//





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29 Kasım 2024



**SÜRELİDİR. 31.12.2025 TARİHİ MESAI
SAATİ SONUNA KADAR GEÇERLİDİR**

**İŞBU VEKALETNAME AMERİKA
BİRLEŞİK DEVLETLERİ'NDE
KULLANILMAK ÜZERE
DÜZENLENMİŞTİR.**

Bu vekaletname başka bir kişiye (vekilinize) sizin (asil) adınıza mal varlığınızla ilgili kararlar alma yetkisi verir. Vekiliniz, siz kendi adınıza hareket edebilecek durumda olsanız da olmasanız da mülkünüzle (paranız dahil) ilgili kararlar alabilecek ve hareket edebilecektir. Bu formda listelenen konular üzerindeki yetkinin anlamı Alabama Yeknesak Vekaletname Yasası, Bölüm 1A, Başlık 26, Alabama 1975 Kanunu'nda açıklanmıştır.

Bu vekaletname, vekilinize sizin adınıza sağlık hizmetleri konusunda karar verme yetkisi vermez. Bu yetkiler diğer geçerli yasalara tabidir.

Vekiliniz olarak hizmet vermesi için güvendiğiniz birini seçmelisiniz. Aksini belirtmediğiniz sürece, genellikle vekilin yetkisi siz ölene veya vekaletnameyi iptal edene ya da vekil istifa edene veya sizin için hareket edemeyecek duruma gelene kadar devam edecektir.

Vekiliniz, Özel Talimatlarda aksini belirtmediğiniz sürece makul masrafların ve makul ücretin geri ödenmesi hakkına sahiptir.

Bu form bir vekil tayin edilmesini sağlamaktadır. Birden fazla vekil tayin etmek isterseniz, Özel Talimatlarda bir ortak vekil tayin edebilirsiniz. Özel Talimatlarda bu şarta yer vermediğiniz sürece eş vekillerin birlikte hareket etmeleri gerekmez.

Vekiliniz sizin için hareket edemiyorsa veya hareket etmek istemiyorsa, halef bir vekil belirlemediğiniz sürece vekaletnameniz sona erecektir. Ayrıca halef ikinci bir vekil de atayabilirsiniz.

Özel Talimatlarda aksini belirtmediğiniz sürece bu vekaletname derhal yürürlüğe girer.

Vekaletname veya vekilinize verdiğiniz yetkiler hakkında sorularınız varsa, bu formu imzalamadan önce yasal danışmanlık almalısınız.

VEKİL TAYİNİ

Ben, Rachid M. Rachid, aşağıdaki kişiyi vekilim olarak atıyorum:

Vekilin Adı: İrfan K. Totonji

Vekilin Adresi: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170

Vekilin Telefon Numarası: 703-856-4826

HALEF VEKİL(LER)İN TAYİNİ (İSTEĞE BAĞLI)

Vekilim benim için hareket edemezse veya hareket etmek istemezse, halef

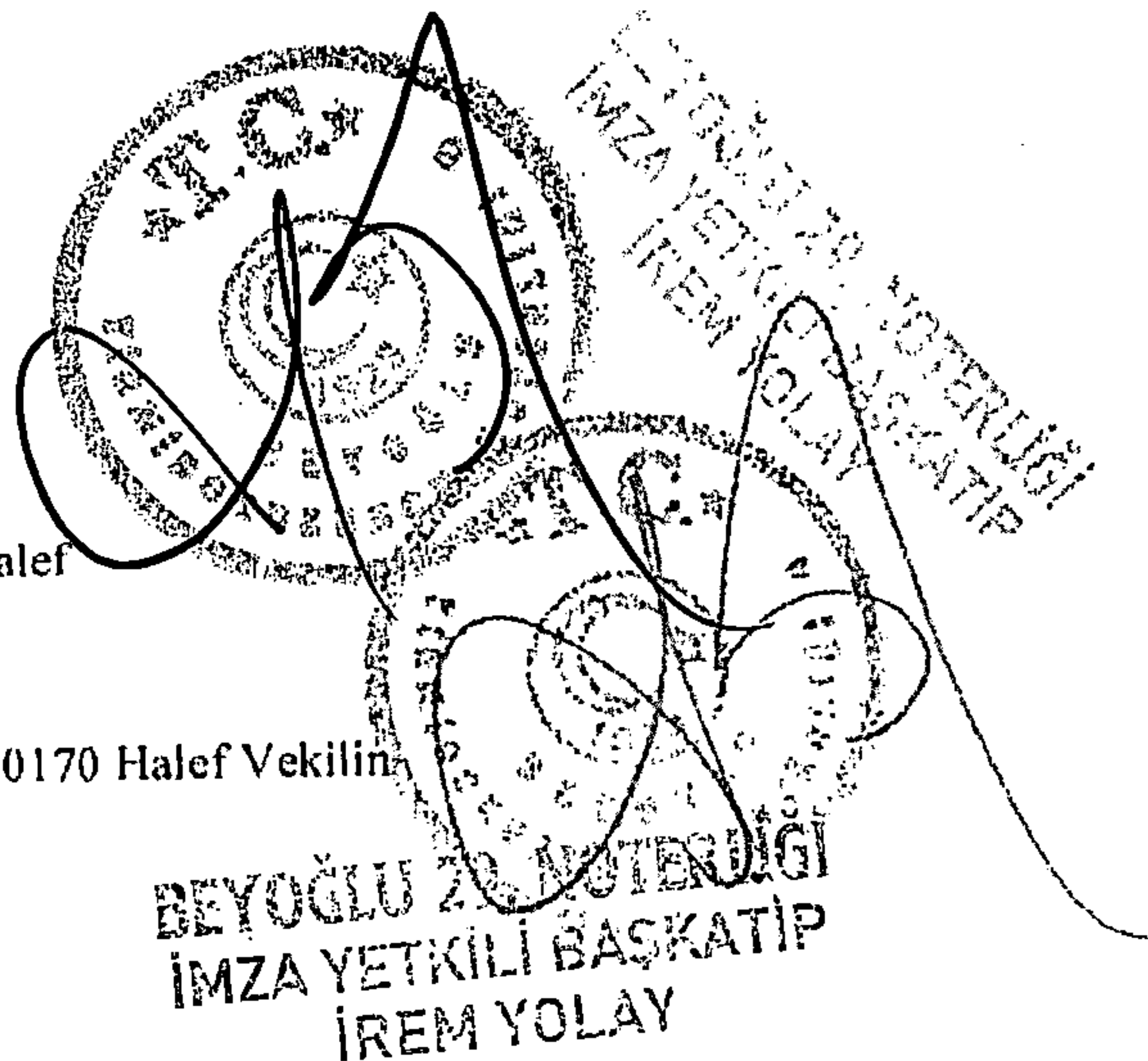
vekilim olarak atıyorum: Halef Vekilin Adı: Abduljabar I Totonji

Halef Vekilin Adresi: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170 Halef Vekilin

Noter Yeminli
Tel: 0212-226-6360



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Eğer halef vekilim benim adıma hareket edemiyorsa veya etmek istemiyorsa, ikinci halef

vekilimi tayin ediyorum: İkinci Halef Vekilin Adı: William A Gray

İkinci Halef Vekilin Adresi: 505 Huntmar Park Dr. Suite 245 Herndon, VA 20170 İkinci

Halef Vekilin Telefon Numarası: 703-674-6180

GENEL YETKİ VERİLMESİ

Alabama Yeknesak Vekaletname Yasası, Bölüm 1A, Başlık 26, Alabama 1975 Yasası, Kısım 26 - 1A - 204'te tanımlandığı üzere, vekilime ve halefi olan herhangi bir vekile Gayrimenkul ile ilgili olarak benim adıma hareket etmesi için genel yetki veriyorum.

VEKİLİN YETKİSİ ÜZERİNDEKİ SINIRLAMALAR

Atam, eşim veya soyumdan olmayan bir vekil, Özel Talimatlara bu yetkiyi eklediğim sürece mal varlığımı vekile veya vekilin destek yükümlülüğü olan bir kişiye fayda sağlamak için KULLANAMAZ.

Yetkinin Sınırlandırılması. Burada vekile hediye vermesi için verilen özel talimatlar dışında, aşağıdakiler geçerli olacaktır:

(a) Burada Vekilime verilen herhangi bir güç veya yetki, bu Vekaletnamenin herhangi bir Vekilin gelirim üzerinden vergilendirilmesine veya varlıklarımın değiştirildiği şekliyle 1986 tarihli İç Gelir Kanununun 26 U.S.C. § 2041 ve 26 U.S.C. § 2514 maddelerinde tanımlandığı üzere Vekilim tarafından "genel atama yetkisine" tabi tutulmasına neden olmasını önleyecek şekilde sınırlandırılacaktır.

(b) Vekilim, Vekilimin hayatı üzerine sahip olduğum herhangi bir sigorta poliçesi veya Vekilim tarafından oluşturulan ve vekili olduğum herhangi bir tröst ile ilgili olarak hiçbir yetkiye veya güce sahip olmayacaktır.

ÖZEL TALİMATLAR (İSTEĞE BAĞLI)

Aşağıdaki satırlarda özel talimatlar verebilirsiniz. Güvenliğiniz için, özel talimat yoksa bu bölüme YOKTUR yazın.

Bu Vekaletname derhal ve 31 Aralık 2025 tarihine kadar geçerli olacak olup, sadece Harpersville, Alabama'da bulunan Rawya Farms mülkünün satışı amacıyla verilmiştir.

YÜRÜRLÜK TARİHİ

Bu vekaletname, Özel Talimatlarda aksini belirtmediğim sürece derhal yürürlüğe girer.

BU VEKALETNAMEYE GÜVENİLMESİ

Vekilim de dahil olmak üzere herhangi bir kişi, feshedildiğini veya geçersiz olduğunu bilmediği sürece bu vekaletnamenin veya bir kopyasının geçerliliğine güvencilir.



VEKİLİN ÖNEMLİ BİLGİLER

Vekilin Görevleri

Noter Yeminli

Tel: 0212-224 50 44

Bu vekaletname kapsamında verilen yetkiyi kabul ettiğinizde, siz ve asil arasında özel bir yasa ilişki kurulmuş olur.

Bu ilişki, istifa edene veya vekaletname feshedilene veya iptal edilene kadar devam edecek yasal görevler

gerekli olan diğer işlemler için gerekenler:

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BEYOĞLU 29. NOTERLİĞİ
İMZA YETKİLİ BAŞKATİP
İREM YOLAY

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- (1) Asilin makul olarak sizden beklediğini bildiğiniz şeyi yapmak veya asilin beklentilerini bilmiyorsanız asilin menfaatine en uygun şekilde hareket etmek;
- (2) iyi niyetle hareket etmek;
- (3) bu vekaletnamede verilen yetkinin ötesinde hiçbir şey yapmamak; ve
- (4) Asil için hareket ettiğinizde, asilin adını yazarak veya yazdırarak ve kendi adınızı "vekil" olarak aşağıdaki şekilde imzalayarak vekil olarak kimliğinizi açıklayın:

(Asilin Adı) tarafından (İmzanız) Vekil olarak
Bu vekaletnamedeki Özel Talimatlar aksini belirtmedikçe, ayrıca yapmanız gereken şeyler;

- (1) asil kişinin menfaati için sadakatle hareket etmek;
- (2) asilin menfaatine en uygun şekilde hareket etme kabiliyetinizi zedeleyecek çatışmalardan kaçınmak;
- (3) özen, yetkinlik ve titizlikle hareket etmek;
- (4) anapara adına yapılan tüm makbuzların, ödemelerin ve işlemlerin kaydını tutmak;
- (5) Asil kişinin makul olarak beklediğini bildiğiniz şeyi yapmak veya asil kişinin beklentilerini bilmiyorsanız, asil kişinin menfaatine en uygun şekilde hareket etmek için asil kişi için sağlık hizmeti kararları verme yetkisine sahip herhangi bir kişiyle işbirliği yapmak; ve
- (6) planı biliyorsanız ve planı korumak asilin menfaatine uygunsa asilin miras planını korumaya çalışın.

Vekilin Yetkisinin Sona Ermesi

Bu vekaletname veya bu vekaletname kapsamındaki yetkinizi sona erdiren herhangi bir olayı öğrenirseniz, asil adına hareket etmeyi bırakmalısınız. Bir vekaletnameyi veya vekaletname kapsamında hareket etme yetkinizi sona erdiren olaylar şunlardır:

- (1) asilin ölümü;
- (2) asilin vekaletnameyi veya sizin yetkinizi iptal etmesi;
- (3) vekaletnamede belirtilen bir fesih olayının meydana gelmesi;
- (4) vekaletnamenin amacı tamamen yerine getirilmişse; veya
- (5) asil ile evli iseniz, bu vekaletnamedeki Özel Talimatlarda böyle bir davanın yetkinizi sona erdirmeyeceği belirtilmedikçe, evliliğinizi sona erdirmek veya yasal olarak ayrılmanız için bir mahkemeye yasal bir dava açılırsa.

Vekilin Sorumluluğu

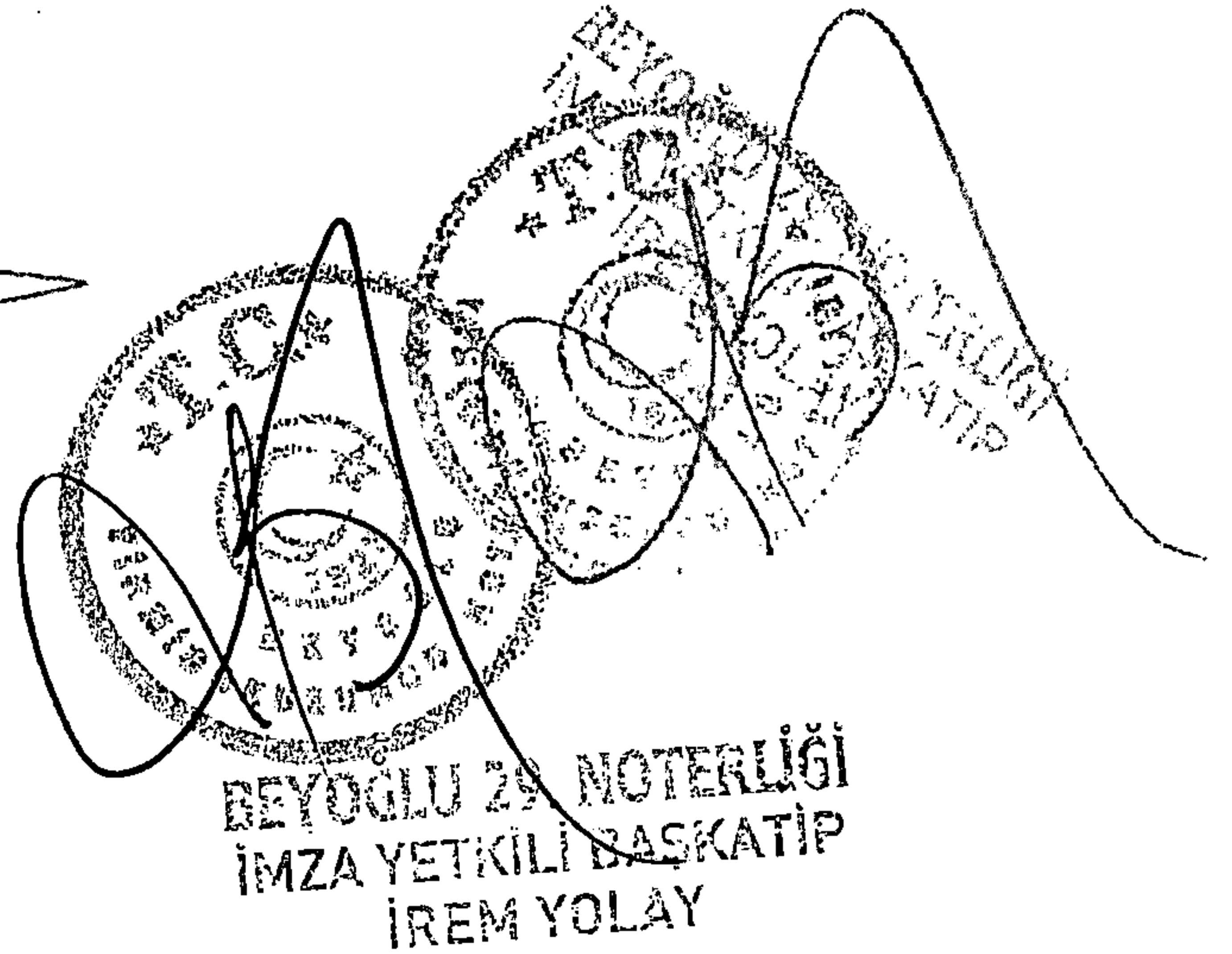
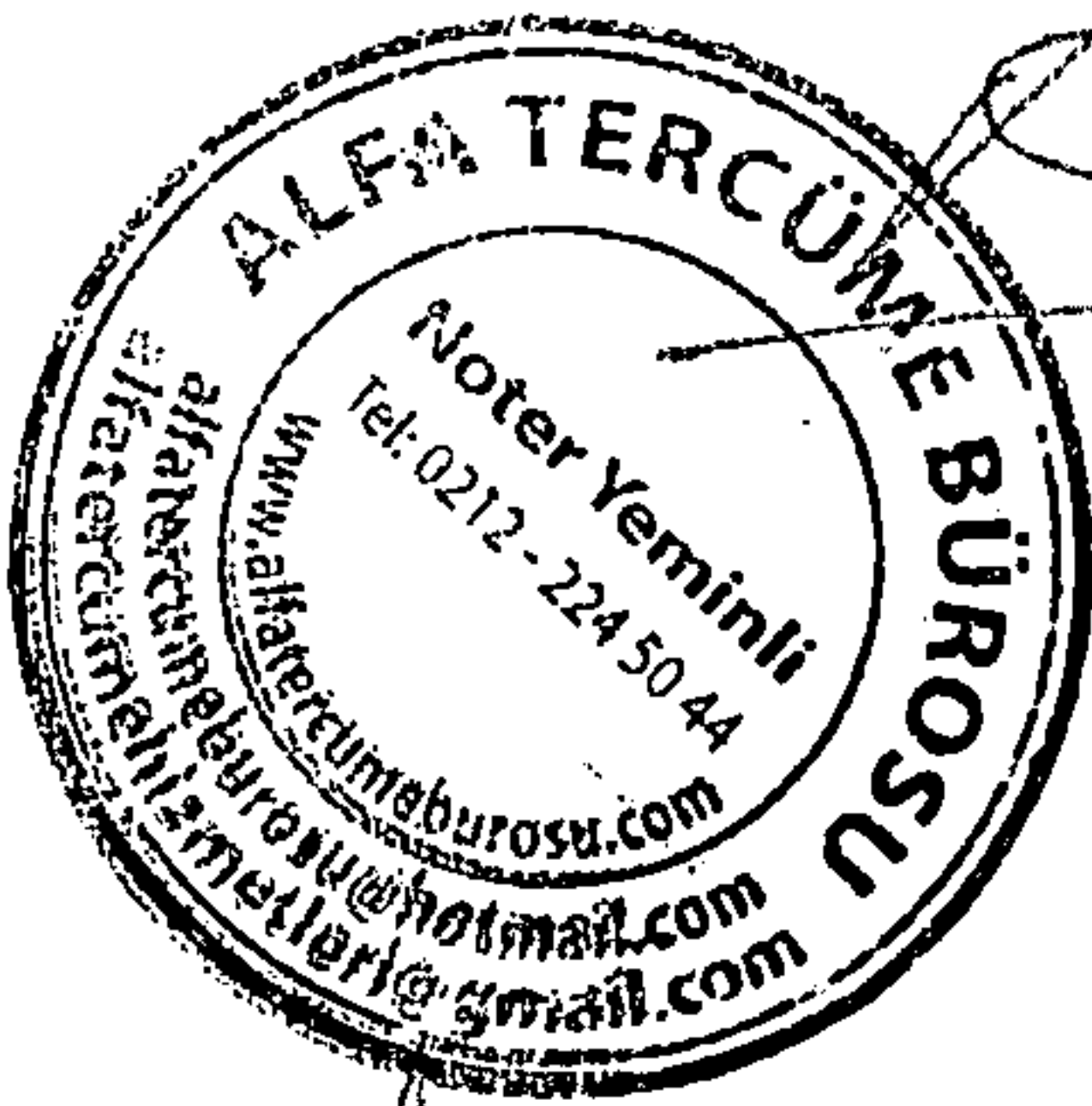
Size verilen yetkinin anlamı Alabama Yeknesak Vekaletname Yasası, Bölüm 1A, Başlık 26, Alabama 1975 Kanunu'nda tanımlanmıştır. Alabama Yeknesak Vekalet Yasası, Bölüm 1A, Başlık 26, Alabama 1975 Kanunu'nu ihlal ederseniz veya verilen yetkinin dışında hareket ederseniz, ihlalinizden kaynaklanan her türlü zarardan sorumlu olabilirsiniz.

Bu belge veya görevleriniz hakkında anlamadığınız herhangi bir şey varsa, yasal yardım almalısınız.

VEKİL EDEN.

RACHID MOHAMED R.R. HUSSAIN S040150
Levazım, kuru Sk Zorlu Center N.2 Beşiktaş İstanbul

Rachid Mohamed R. Hussain



T.C.
BEYOĞLU 29.
NOTERLİĞİBEYOĞLU 29. NOTERİ
SEVİL ÇAKMAKAYAZAĞA MAH.
AZERBAYCAN
CAD.2.BLOK NO:3/J
D:26 SARIYER /
İSTANBUL
Tel:+902127414114
Fax:

SÜRELİDİR: Bu vekaletname 31/12/2025 (Otuzbir Aralık İki bin yirmibeş) Çarşamba günü mesai bitimine kadar geçerlidir.

İSBÜ VEKALETNAME AMERİKA BİRLEŞİK DEVLETLERİ'NDE KULLANILMAK ÜZERE DÜZENLENMİŞTİR.

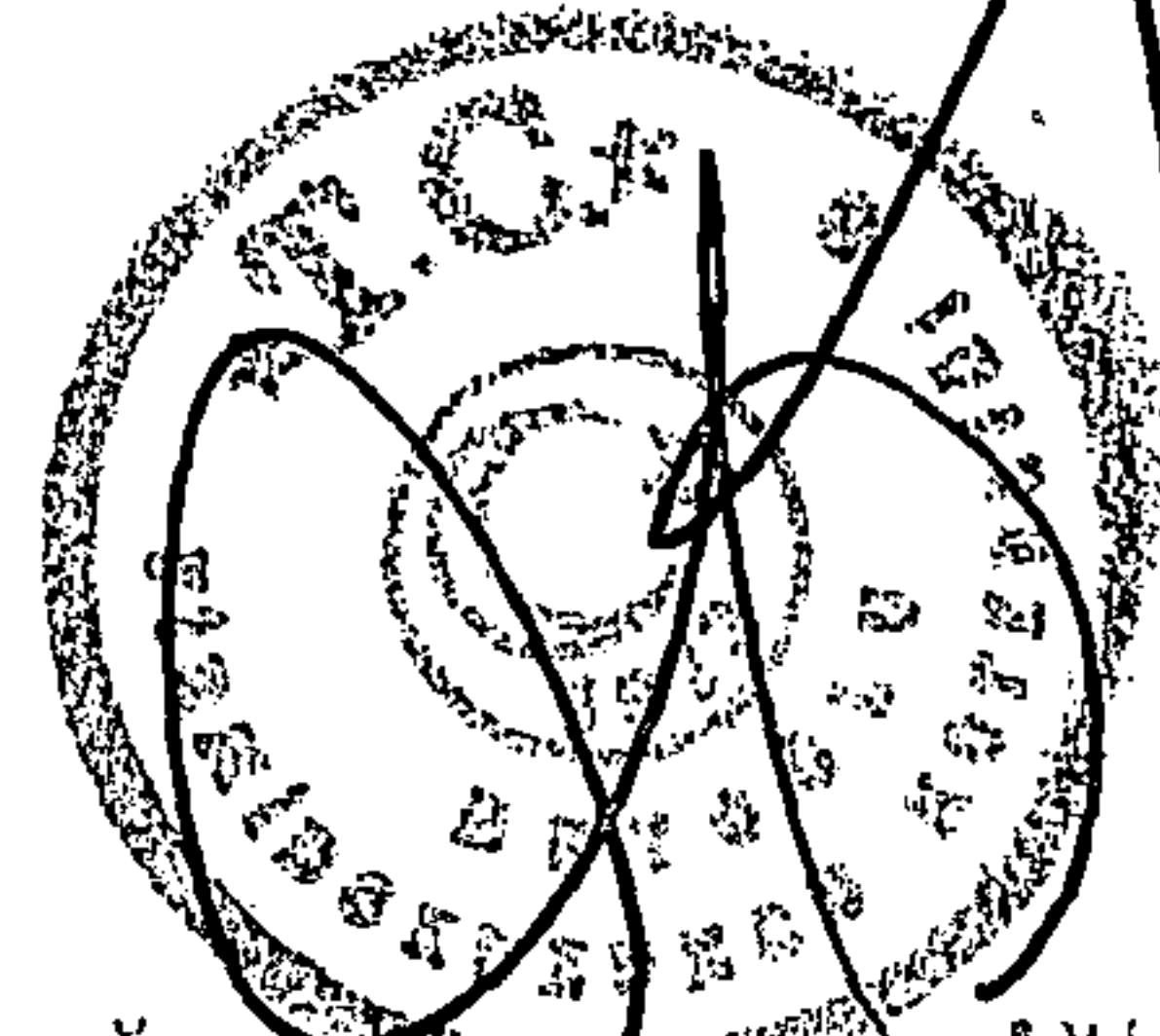
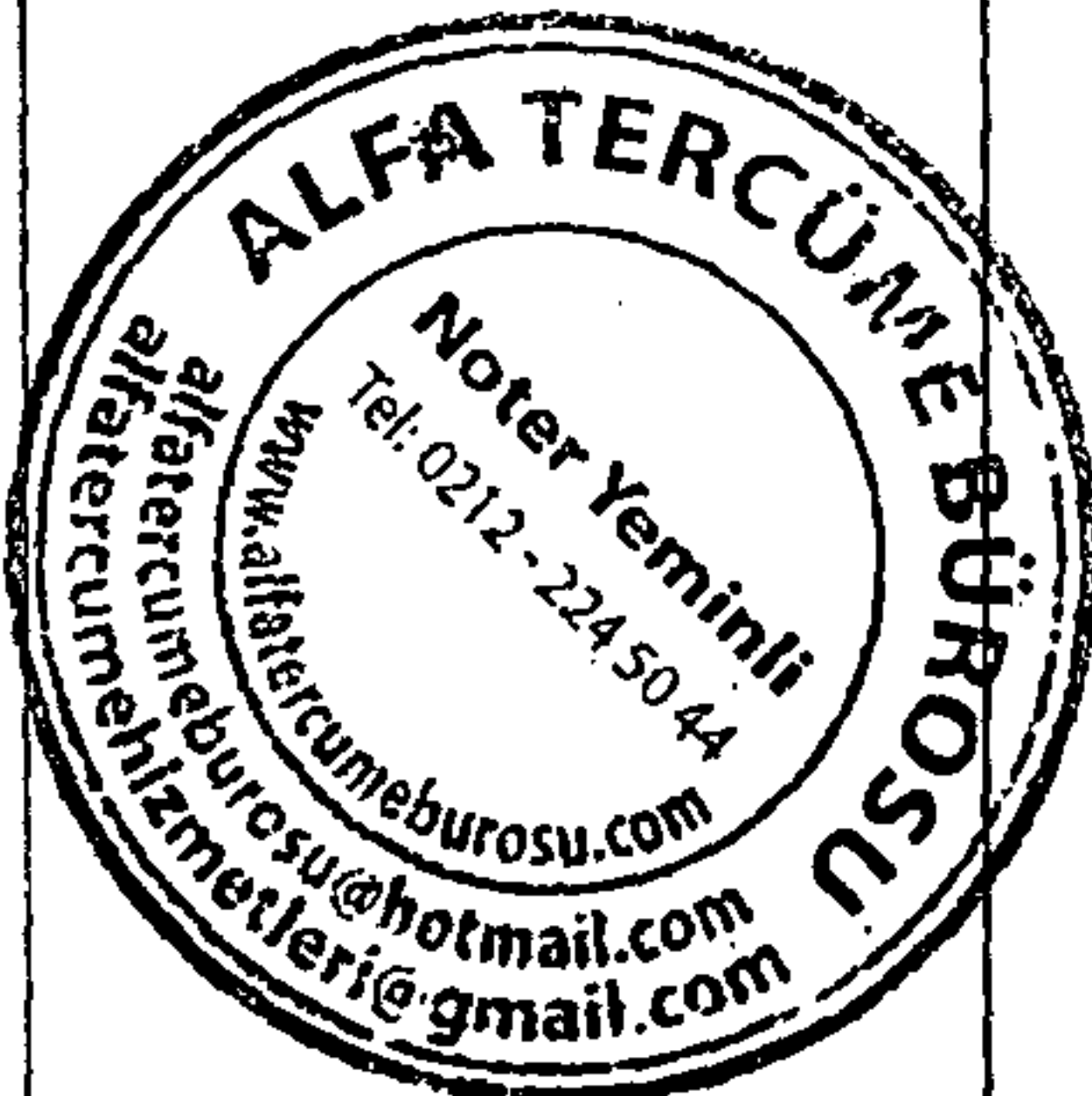
TERCÜMAN BEYANI: (İNGİLİZCE) dilini konuşan RACHİD MOHAMED R R HUSSAIN isimli kişinin gerçek isteğini BEYOĞLU 29. NOTERİ SEVİL ÇAKMAK Yerine İmzaya Yetkili Başkatip İREM YOLAY isimli kişiye aktardım. Yazılan metni ilgiliye tercüme ettim. İlgili gerçek isteklerinin aynen yukarıda yazılmış olduğunu söyledi. Ben de ilgilinin bu metni kabul ederek yanımda imzaladığını beyan ederim.

YEMİNLİ TERCÜMAN
SÜMEYRA HİLAL BAYKARA 31210415636
Fulya Mah. Dağlarca Sk. No: 5 / 11 Şişli / İSTANBUL



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Dışarıda hazırlanan ve onay için noterliğimize getirilen bu işlem altındaki imzanın gösterdiği BEYOĞLU 29 Noterliği'nin 02/05/2023 tarih ve 12917 numaralı işlem ile çevirisi yapılmış olan verilme, geçerlilik tarihi 27/02/2026 , 01584137 NOLU PASAPORT TERCÜMESİ kimliğine göre KATAR DEVLETİ uyruklu, 09/02/1955 doğum tarihli, İNGİLİZCE dilini bilen, okuryazar olduğunu , Türkçe bilmediğini , halen yukarıdaki adreste bulunduğunu vatandaşlık numarasının 01584137 olduğunu bildiren RACHİD MOHAMED R R HUSSAIN isimli kişiye ait olduğunu , ilgili RACHİD MOHAMED R R HUSSAIN Türkçe bilmeyip (İNGİLİZCE) dilini bildiğinden kendisi ile anlaşılabilirliğini bildiğimiz dairemiz yeminli tercümanı 31210415636 T.C. kimlik numaralı SÜMEYRA HİLAL BAYKARA tarafından bu metnin okunup anlatılması ve kabul edilmesi üzerine işlerinin yoğunluğu nedeni ile gidilen Ayazağa Mah. Cendere Cad. No: 3C/354 Vadi İstanbul Alışveriş Merkezi J Blok Zemin Kat ve 1. Kat, 34396 Sarıyer/İstanbul adresinde huzurunda alındığını, onaylarını. Yirmidokuz Kasım İki bin yirmidört, Cuma günü 29/11/2024 .

BEYOĞLU 29. NOTERİ
SEVİL ÇAKMAKYeminli
İmzaya Yetkili Başkatip
İREM YOLAYBEYOĞLU 29. NOTERLİĞİ
İMZA YETKİLİ BAŞKATİP
İREM YOLAY