

Property Address: 1100 Fairbank Lane, Chelsea, AL 35043,

## **SPECIFIC DURABLE POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that I, **Tachwan Kim** being a resident citizen(s) of the State of New York, County of New York, having entered into a real estate contract for the sale of that certain real property located at **1100 Fairbank Lane, Chelsea, AL 35043**, and being desirous of completing the sale of said property, which is located in **Shelby**, Alabama, and being more specifically described as:

***FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF***

And with the advance knowledge that I will be outside of the City of **Birmingham** at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my/our stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint **Margaret Lee Petersen**, a citizen of Morgan County, State of Alabama, as my true and lawful Attorney in Fact to act in my stead and on my behalf, to participate in and conduct all of my affairs concerning the sale of the above referenced real estate and on my behalf and in my name. For these purposes, I hereby give to the said **Margaret Lee Petersen** power and authority to act in my name and on my behalf, by doing any and all acts or actions of whatever nature I could do myself if I were present in person and performing said acts, including but not being limited to, the signing of contracts, agreements, affidavits, closing statements, deeds, notes and mortgages and/or any other documents requiring my signature which relate to the sale of the above described real property, which is convenient or necessary for the consummation of said real estate sale transaction.

The transaction is contemplated to be completed within the next ninety (90) days, but the duration of this Power of Attorney shall be for one hundred and eighty (180) days from the date hereof, or until revoked in writing by me, which writing must be properly recorded in Shelby County, Alabama, and making reference to the above referenced real property.

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

I do hereby ratify and confirm all acts and actions which my/our said Attorney in Fact shall lawfully do by virtue of this Power of Attorney, and I do agree to be bound by the same. I do authorize and acknowledge that minor changes in these terms may be necessary, and my said Attorney in Fact shall have full authority and power to agree to the same on my behalf.

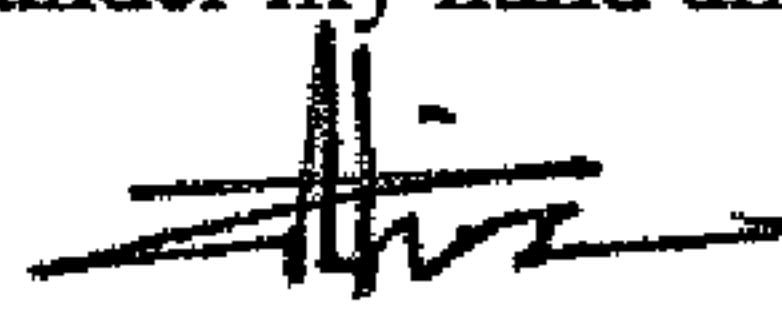
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Taehwan Kim

State of New York  
County of New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Taehwan Kim**, 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of JANUARY, 2025.

  
\_\_\_\_\_  
Notary Public, State of NEW YORK

Printed Name NAFIU ZAHID  
My Commission Expires: 03/18/2028

Nafiu Zahid Sholsob  
Notary Public State of New York  
01SH0022453  
Qualified in Bronx County  
Commission Expires March 18, 2028

THIS INSTRUMENT WAS PREPARED BY:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

## EXHIBIT A

Lot 3-48, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/23/2025 10:10:03 AM  
\$28.00 PAYGE  
20250123000022430

*Allie S. Beryl*