

This document was prepared by:  
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Homewood, AL 35209

STATE OF ALABAMA                    )  
COUNTY OF SHELBY    )

**DURABLE POWER OF ATTORNEY  
(SPECIFIC AND LIMITED)**

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).

**BE IT KNOWN THAT I**, as principal (hereinafter referred to as "Principal") a resident of City of MADISON, County/Province of MADISON, AL, do hereby declare that I hereby make, constitute and appoint Maxine J. Retzer, as my true and lawful agent and attorney-in-fact, to do and perform any and all acts, to take any actions and execute any documents in connection with the sale of the property described as:

**LOT 43 ACCORDING TO THE SURVEY OF RIVER HIGHLANDS, AS RECORDED IN MAP BOOK 19, PAGE 111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

as I may do in my own stead.

Principal hereby authorizes Agent and attorney-in-fact to sell and issue a Deed and any other necessary documents pertaining to the sale of certain real property located at **1047 Highlands Drive, Hoover, AL 35244**, a time and place to be determined by the parties associated with the transaction. My agent and attorney in fact is authorized to execute all Closing Disclosures, Deed and other closing documents of every nature and type in connection with said sale.

The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.

Any person, firm or corporation dealing with Agent under the Authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.

The authority of the Agent is specific and limited as set out above. This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent, and shall be valid and of full force and effect for **One Hundred Eighty (180) days** from the date of execution of this Power of Attorney. Notwithstanding anything to the contrary previously provided by law, the powers granted herein shall survive any disability, either mental or physical, which may hereafter occur to me and any disability shall not revoke or void this power but the same shall continue in full force and effect.

Signed this 10 day of JAN, 2025.

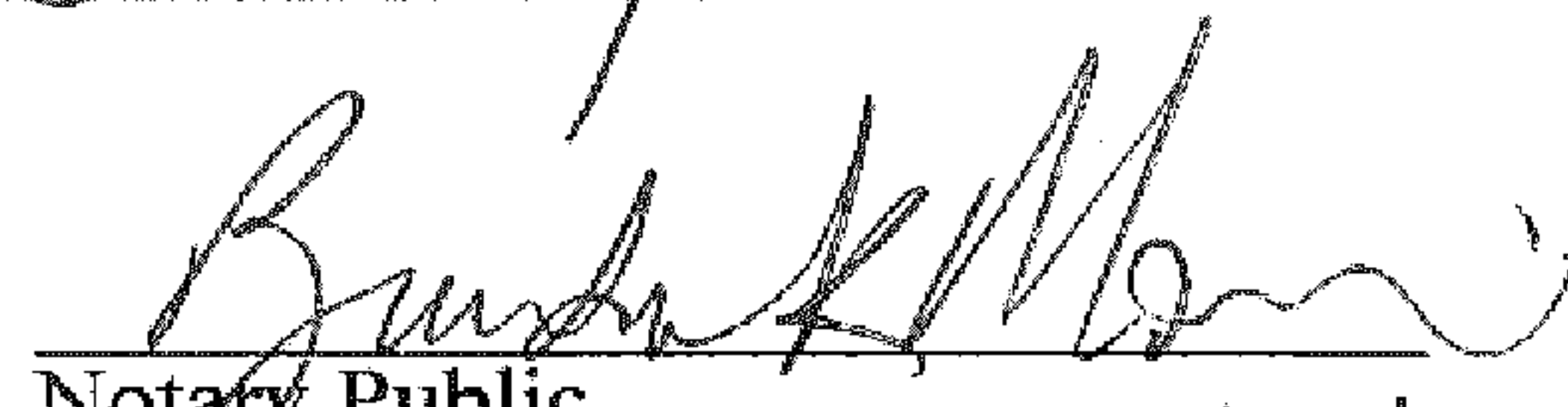
  
Daniel E. Retzer

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, BRENTON K. MORRIS, a Notary Public, in and for said County in said State, hereby certify that **Daniel E. Retzer**, whose name is signed to the foregoing Durable Power of Attorney (Specific and Limited), and who is known to me, acknowledged before me this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of January, 2025.

  
Notary Public  
My commission expires: 10/28/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2025 02:23:30 PM  
\$25.00 BRITTANI  
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