



20250212000042750 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/12/2025 10:59:21 AM FILED/CERT

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **Susan Kaye Sieve**, whose address is 325 Whitewater Dr, Bertram TX 78605, (hereinafter referred to as "Principal") does by these presents make, constitute and appoint, her son, **Cody Ryan Sieve** and/or his designated representative as my true and lawful agent(s) and Attorney-in-Fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place and stead, and for my use and benefit, the Note, Mortgage, Closing Disclosure and any and all documents necessary to purchase the below described property being more particularly described as the following real estate, situated in **Shelby County, Alabama**:

Lot 1-509, according to the Survey of Chelsea Park, 1st Sector, Phase V, as recorded in Map Book 55, Page 99, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Parcel ID#08 9 30 3 003 009.000

with a property address of 1126 Dunsmore Dr., Chelsea, AL, 35043, including, but not limited to the ALTA Settlement Statement, Buyer Closing Disclosure, Note, Mortgage, Loan Application, Name Affidavit, Compliance Agreement, Lien Waiver and any other documents required for said purchase of the above described property and deliver a mortgage in the amount of \$255,071.00 to Fidelity Bank, A Savings Bank with a conventional loan bearing an interest rate of **6.125%, amortized over thirty (30) years.**

I further give and grant unto my said Attorney-in-Fact and agent full power and authority to do and perform every act necessary and proper to be done and 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 Agent shall lawfully do or cause to be done by virtue hereof.



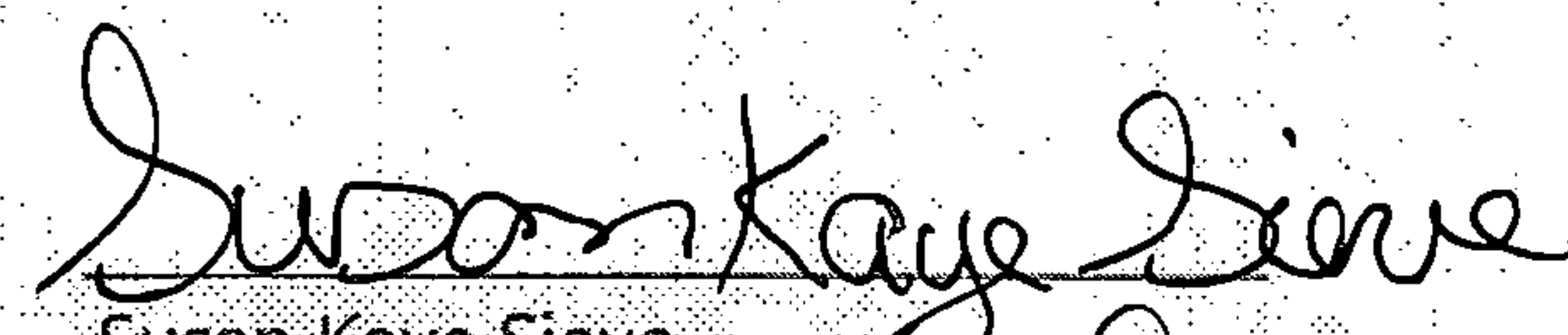
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This power of attorney shall not be affected by disability, incompetency or incapacity of Principal. The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore and of the form and contents thereof, and that the Agent deems the execution thereof on my behalf necessary or desirable.

This power shall not be affected by lapse of time between its grant and its exercise. This Power shall be valid for at least 90 days after the closing date or until I provide written revocation after the initial 90 day period.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this the 19th day of January, 2024.


WITNESS


Susan Kaye Sieve

BS

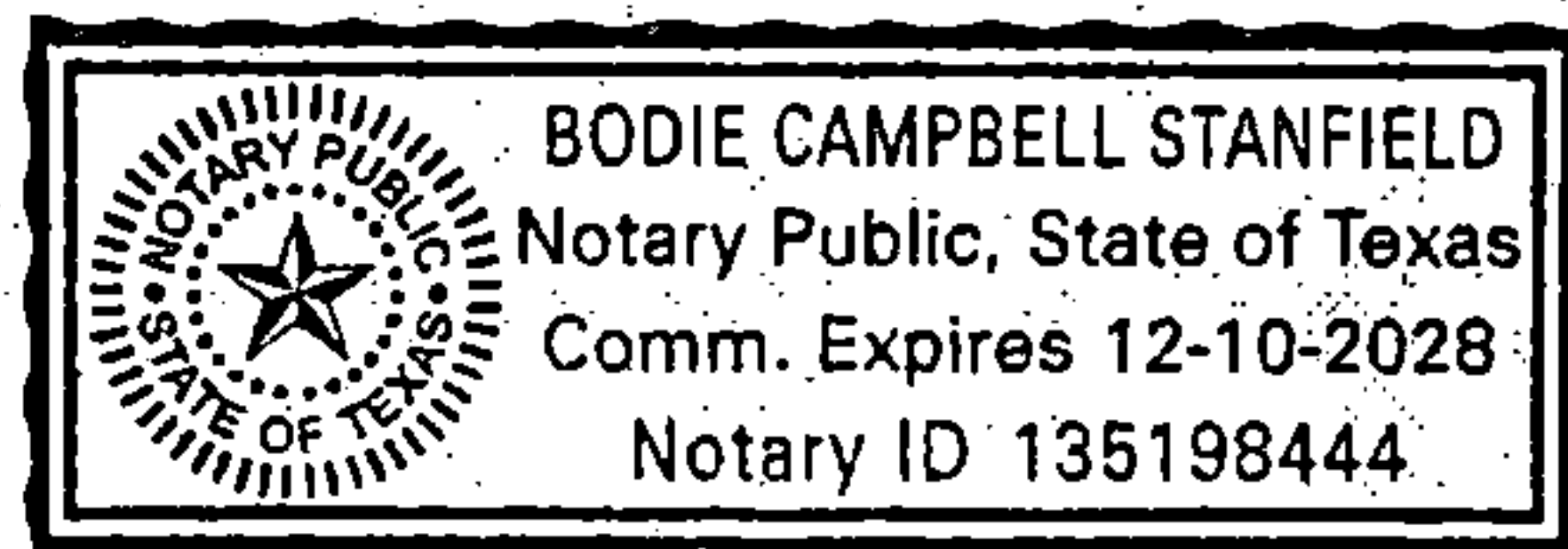
STATE OF TEXAS}

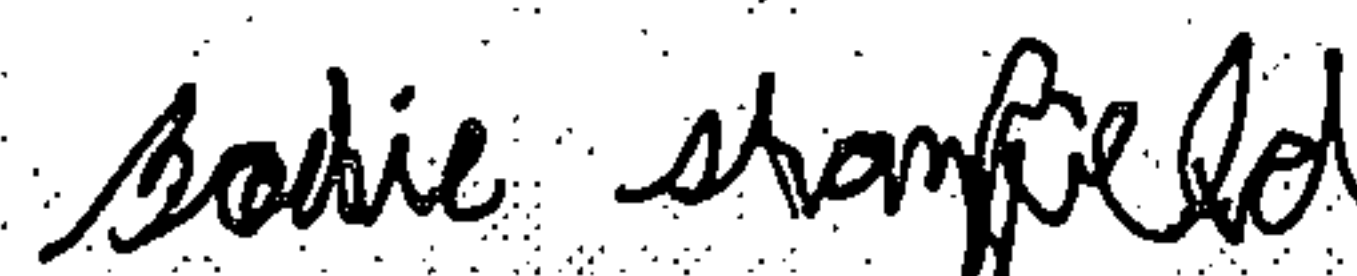
COUNTY OF Williamson}

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Susan Kaye Sieve, a married woman, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of January, 2024.

(AFFIX SEAL)





Notary Public

My Commission Expires: 12-10-2028

This instrument prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223