

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**SPECIFIC POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, **Benjamin P. Strear**, being of sound mind, do hereby nominate, constitute, and appoint **Melissa V. Strear** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Rashan D. Cylar and Antonia H. Cylar**, including the loan (loan number 25012535 in the amount of \$541,600.00) and mortgage with **McGowin King Mortgage, LLC.** and/or its successors and assigns, (the "Lender"), for the property located in Shelby County, Alabama known as **1752 Southpointe Dr., Hoover, Al 35244**, and more particularly described as:

Lot 41, according to the Survey of Southpointe Ridge, as recorded in Map Book 39, Page 7, in the Probate Office of Shelby County, Alabama.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include, but not be limited to, the authority to execute a note and mortgage on my behalf for the loan to Lender, the Closing Disclosure and addendums, title documents, and any other closing documents associated with the loan being made to **Benjamin P. Strear and Melissa V. Strear** and the mortgage on the property in which I will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this Power of Attorney.

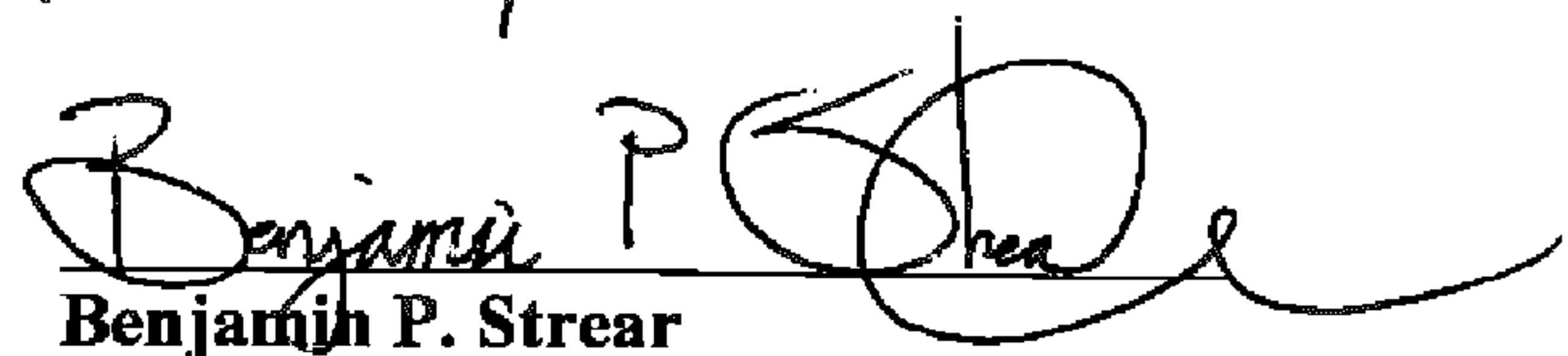
The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on the date of execution of this Instrument. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the

said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **August 1, 2025** Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by **Melissa V. Strear** notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is specifically limited to the above purposes and, if not exercised prior to the 1st day of August 2025 shall be revoked.

IN WITNESS WHEREOF, **Benjamin P. Strear**, as Principal, has signed this Specific Durable Power of Attorney this the 7th day of February, 2025.

  
Benjamin P. Strear

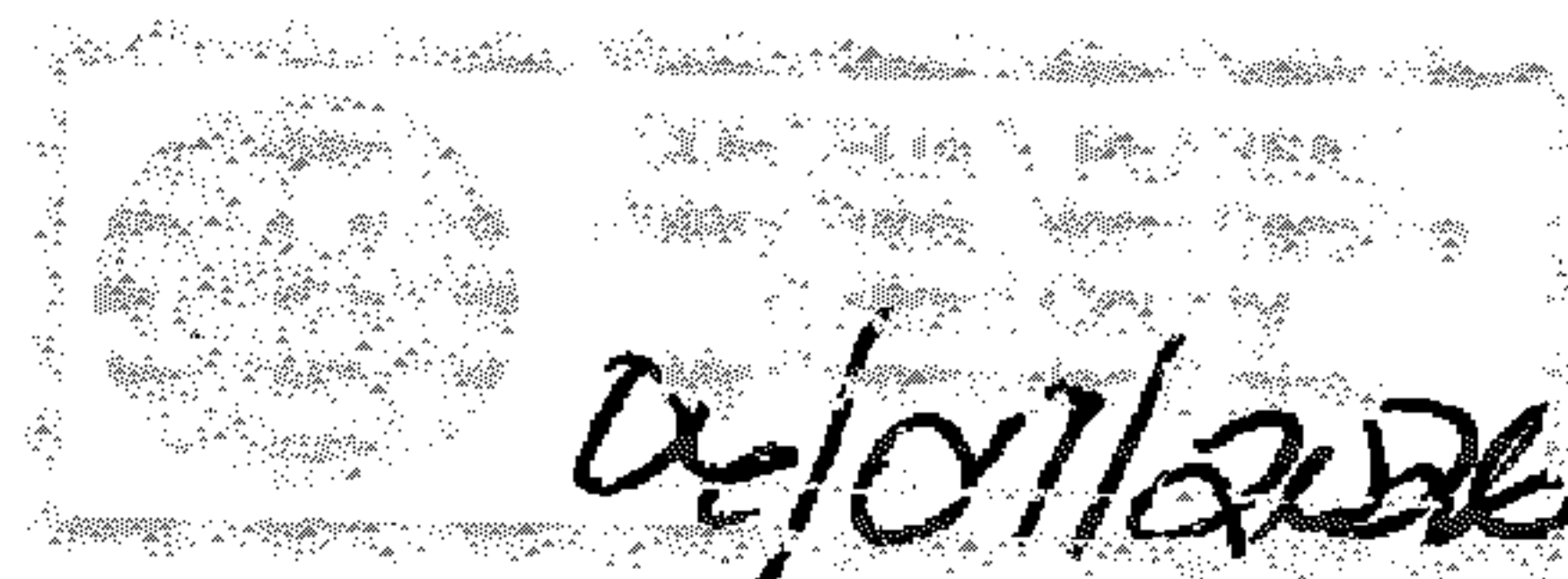
STATE OF  
COUNTY OF

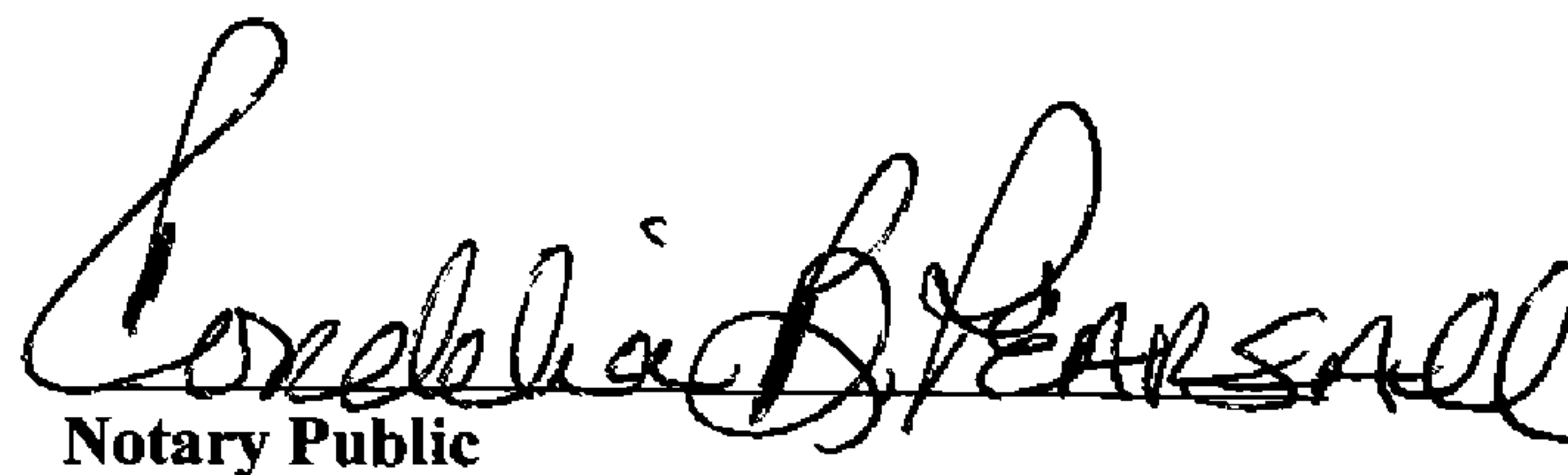
North Carolina  
Guilford

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Benjamin P. Strear, whose name is signed to the foregoing Specific Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 7th day of February, 2025.

(SEAL)



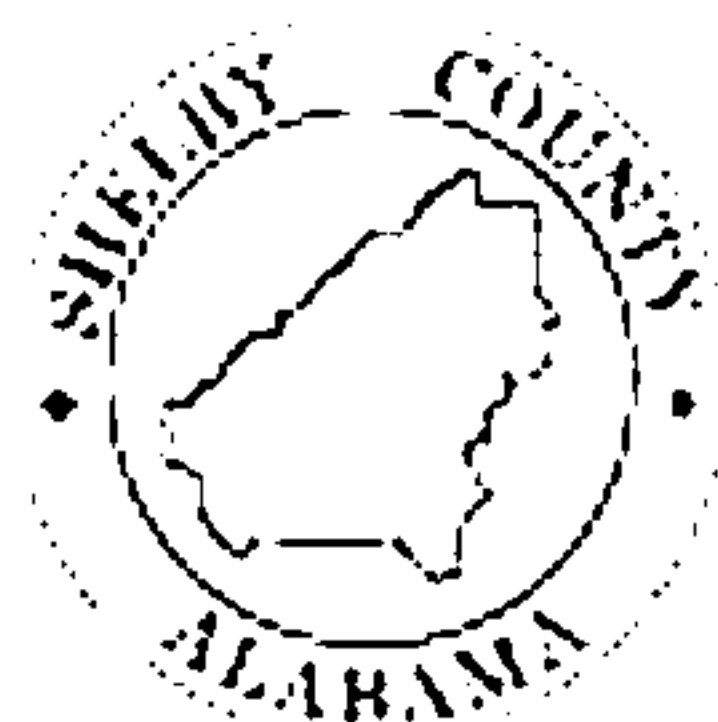
  
Notary Public

**This instrument prepared by:**

This instrument was prepared by:

Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

File No.: ATB4401



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2025 09:44:13 AM  
\$28.00 JOANN  
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