

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIFIC POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Jessica Van Nest**, being of sound mind, do hereby nominate, constitute, and appoint **Clifford I. Van Nest** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Seva Home & Commercial Solutions, LLC**, including the loan (loan number 25023362 with a maximum loan amount of \$360,000.00) and mortgage with **McGowin King Mortgage, LLC**, its successors and assigns, (the "Lender"), for the property located in Shelby County, Alabama known 149 Bridge Drive, Birmingham, Al 35242, and more particularly described as:

Lot 13, according to the survey of Stonebridge Subdivision, as recorded in Map Book 20, Page 23, 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 **Jessica Van Nest and Clifford I. Van Nest** 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/28/2025 09:22:25 AM
 \$25.00 PAYGE
 20250228000058990

Allen S. Boyd

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 **Clifford I. Van Nest** 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, Jessica Van Nest, as Principal, has signed this Specific Durable Power of Attorney this the 18 day of February, 2025.

Jessica Van Nest
 Jessica Van Nest

STATE OF New Jersey
 COUNTY OF Ocean

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jessica Van Nest, 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 18 day of February, 2025.

(SEAL)

[Signature]
 Notary Public

This instrument prepared by:

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

File No.: ATB4433

