

Property Address: 136 Roy Ct., Helena, AL 35080-3955,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Charles Berkley Edwards, Jr.**, being a resident citizen(s) of the State of Florida, County of Lee having entered into a real estate contract for the purchase and/or mortgage of certain real property located at **136 Roy Ct., Helena, AL 35080-3955** and being desirous of completing the purchase and/or mortgage of said property, which is located in **136 Roy Ct., Helena, AL 35080-3955**, , 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 Pelham at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint **Emily Penberthy**, citizen of Jefferson 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 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/us, 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 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.

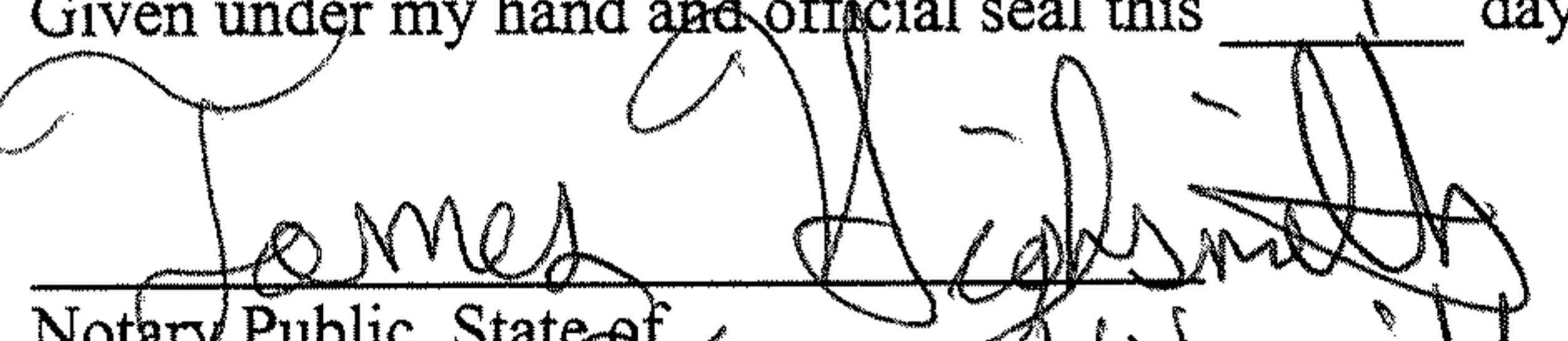
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of April, 2025


Charles Berkley Edwards, Jr.

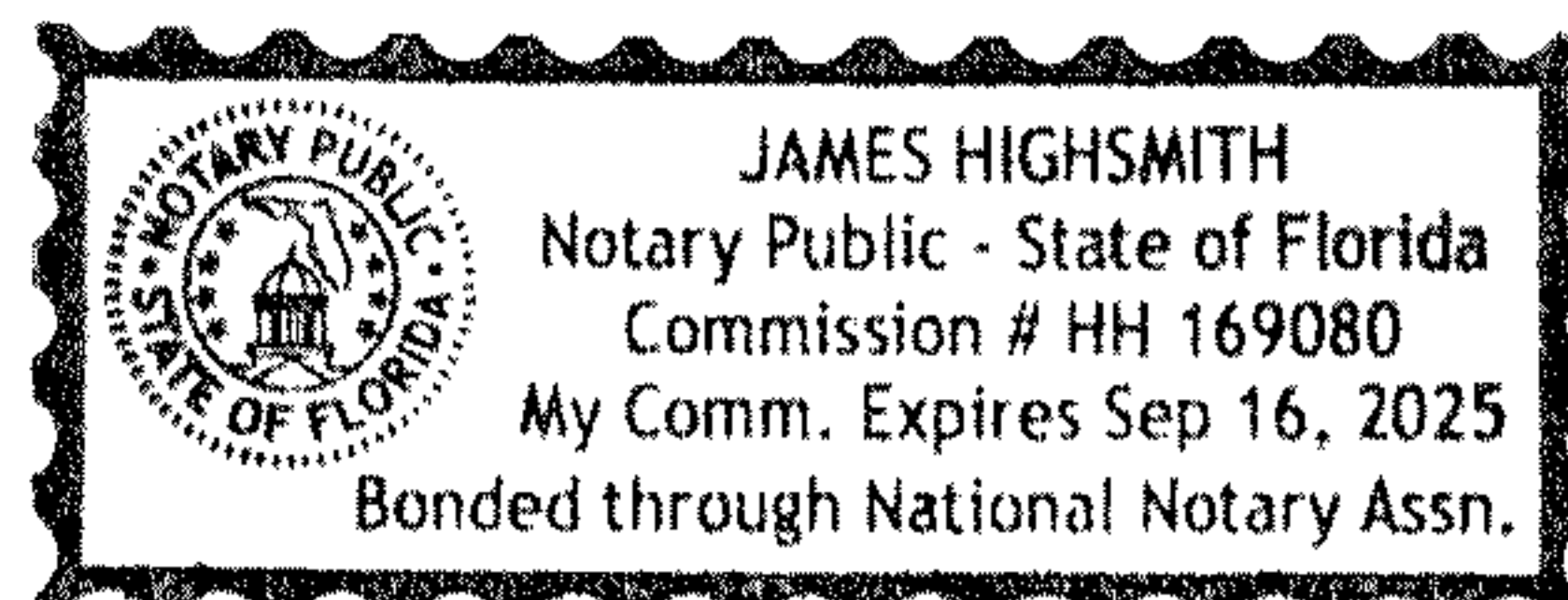
State of ~~Alabama~~ Florida
County of ~~Shelby~~ Alachua

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Berkley Edwards, Jr.**, whose name is signed to the foregoing specific durable power of attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the specific durable power of attorney he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of April, 2025.


Notary Public, State of Florida
Printed Name James Highsmith

My Commission Expires: Sep 16, 2025



THIS INSTRUMENT WAS PREPARED BY:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

Exhibit A

Lot 22, according to the survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 01:29:47 PM
\$28.00 JOANN
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Allen S. Bayl