

LIMITED POWER OF ATTORNEY

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POA 1/2

STATE OF ALABAMA

COUNTY OF SHELBY

Prepared by:
Matthew T. Kidd, Esq.
Kidd & Company, LLC
3138 Cahaba Heights Rd, Suite 100B
Birmingham, AL 35243

WHEREAS, **Jennifer L. Anderson** has entered into a contract for the purchase of a residence at **100 Grande Vista Way, Chelsea, AL 35043** for **\$585,000.00**, said residence being more particularly described as follows:

Lot 1, according to the Survey of High Chaparral Sector 3 First Addition, as recorded in Map Book 25, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, approximately \$500,000 of the purchase price recited above will be paid from proceeds of a mortgage loan secured by a mortgage from Dwight Alan Anderson and Jennifer L. Anderson to Fairway Independent Mortgage, LLC to be closed simultaneously herewith.

WHEREAS, the undersigned, **Jennifer L. Anderson** will be unavailable at the scheduled closing;

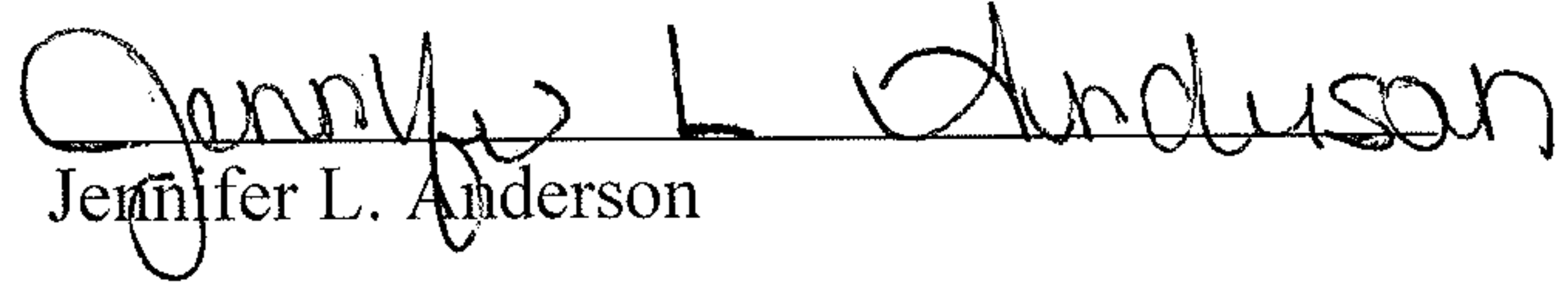
WHEREAS, the undersigned as Principal, desires to appoint, **Dwight Alan Anderson** as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and/or simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints Dwight Alan Anderson as her Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the purchase and simultaneous mortgage of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the powers of the Attorney-in-Fact herein designated shall continue to be exercisable by the Principal, **Jennifer L. Anderson**, notwithstanding any later disability or incompetence of the undersigned.

LIMITED POWER OF ATTORNEY

EXECUTED this the 12 day of April, 2025

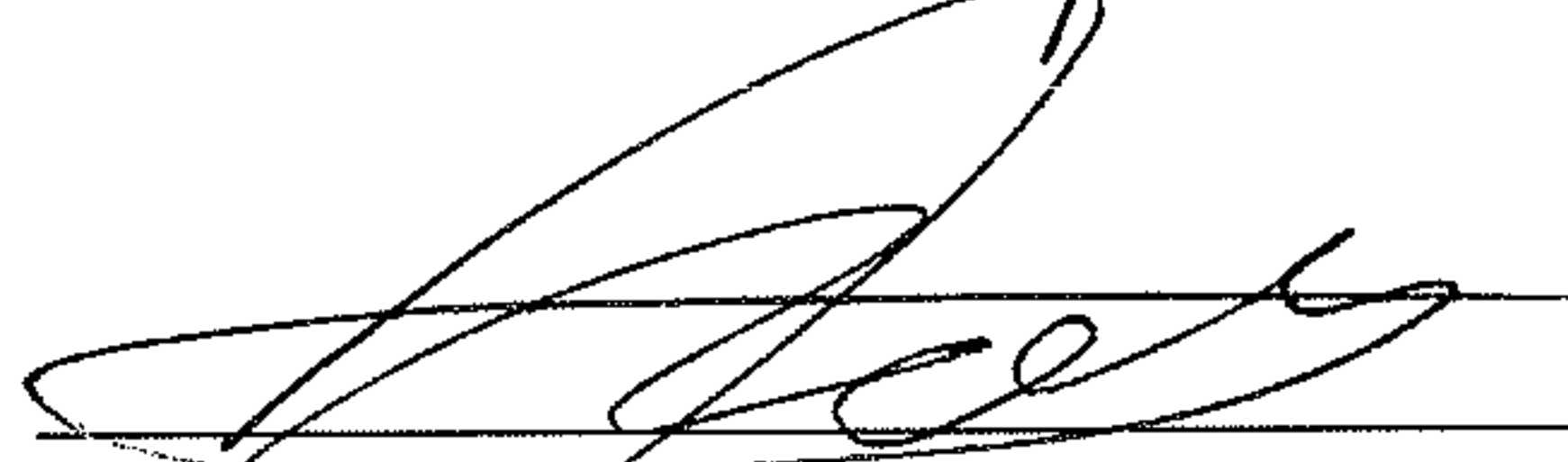

Jennifer L. Anderson

STATE OF Colorado

COUNTY OF Jefferson

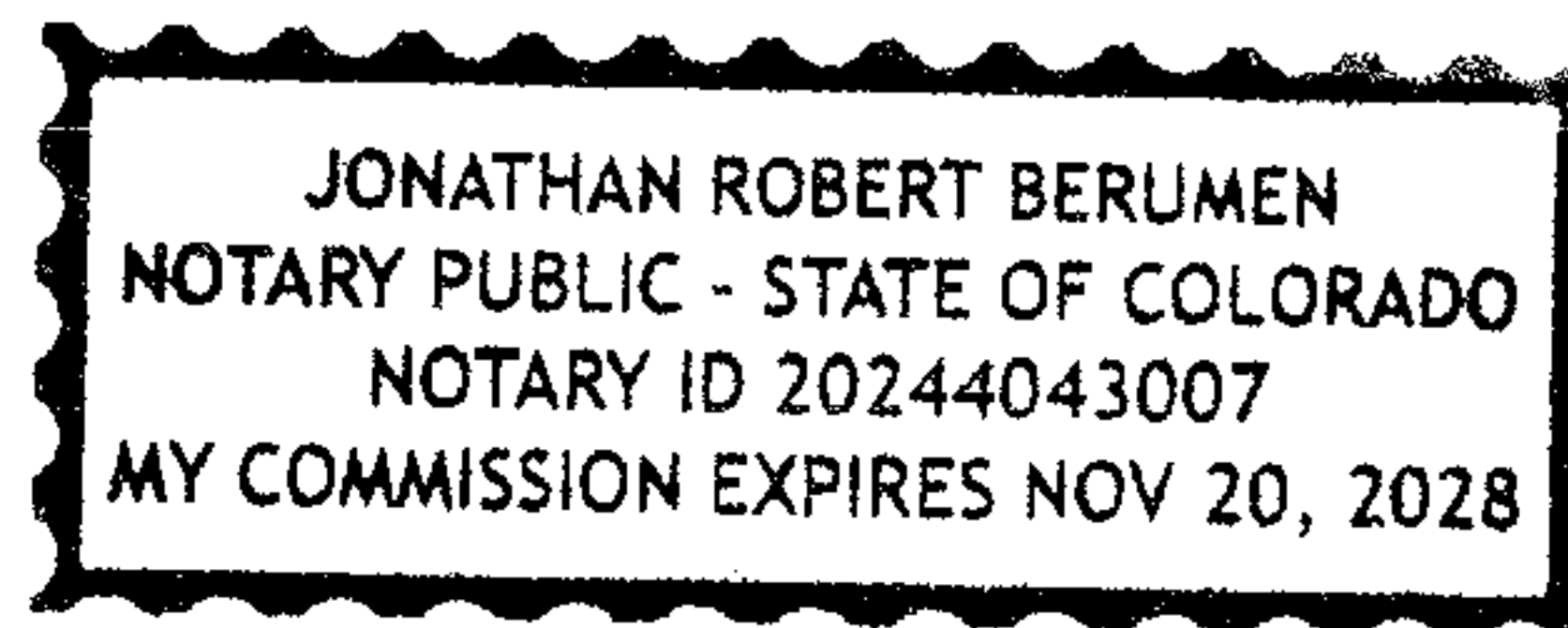
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Anderson, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, he executed the same voluntarily on this the 12th day of April, 2025.

Given under my hand and official seal this the 12th day of April, 2025.



Notary Public

My commission expires on: November 20th, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$25.00 JOANN
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