

LIMITED POWER OF ATTORNEY

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STATE OF ALABAMA

COUNTY OF SHELBY

Prepared by: Daniel Odrezin

3138 Cahaba Heights Rd, Suite 100B

Birmingham, AL 35243

WHEREAS, **Jian Wang** has entered into a contract for the purchase of a residence at **432 Ramsay Road, Birmingham, AL 35242** for **\$872,500.00**, said residence being more particularly described as follows:

Lot 308-A, according to the Resurvey of Lot 308, Greystone Legacy, 3rd Sector and Lots 403 and 404, Greystone Legacy, 4th Sector, as recorded in Map Book 28, Page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

WHEREAS, \$572,500.00 of the purchase price recited above will be paid from proceeds of a mortgage loan secured by a mortgage from Xinyu Daniel Li, Anhthu Li, Junging Li and Jian Wang to Wells Fargo Bank, N.A. to be closed simultaneously herewith.

WHEREAS, the undersigned, **Jian Wang** will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint, Xinyu Daniel Li as their 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 Xinyu Daniel Li as their 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 power of the Attorney-in-Fact herein designated shall continue to be exercisable by said Principal, **Jian Wang**, notwithstanding any later disability or incompetence of the undersigned.

LIMITED POWER OF ATTORNEY

EXECUTED this the 2nd day of May, 2025

Jian Wang
Jian Wang

STATE OF GA

COUNTY OF Richmond

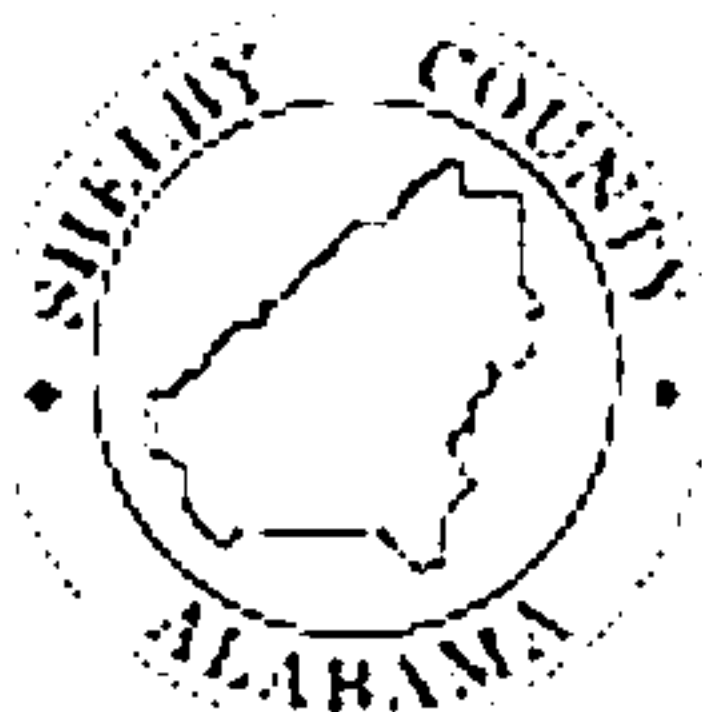
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jian Wang, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, they executed the same voluntarily on this the 2nd day of May, 2025.

Given under my hand and official seal this the 2nd day of May, 2025.

Mary Clemente
NOTARY PUBLIC
Richmond County, GEORGIA
My Commission Expires 02/15/2027

Monclomere
Notary Public

My commission expires on: 02-15-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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