

LIMITED POWER OF ATTORNEY

This Limited Power of Attorney (the "Agreement") is made and effective this the 14th day of May, 202~~5~~, by and between: Melvin Wayne Grubb (the "Principal"), and Christy Bishop. (the "Agent").

RECITALS

WHEREAS, the Principal intends to purchase the real property located at 407 Cambrian Ridge Drive, Pelham, AL 35124 (the "Property") with the legal description of: Lot 48, according to the Map and Survey of Cambrian Ridge as recorded in Map Book 21, Page 8, in the Probate Office of Shelby County, Alabama;

WHEREAS, the Principal and Agent understand and agree that certain documents must be executed at closing to purchase the Property and;

WHEREAS, the Principal cannot be physically available or present on the date scheduled for the closing of the purchase of the Property;

NOW, THEREFORE, this Limited Power of Attorney is given by the Principal to the Agent, and the Principal hereby appoints the Agent to be its attorney-in-fact and to do in his name and on her behalf anything that the Principal can lawfully do by an attorney, including but not limited to:

1. GENERAL GRANT OF POWER

To exercise or perform any act, power, duty, right or obligation whatsoever that the Principal now has or may hereafter acquire, relating to any person, matter, or transaction involving the purchase of the Property, including, without limitation, the following specifically enumerated powers. The Principal grants to the Agent full power and authority to do everything necessary in exercising any of the powers granted here as fully as the Principal might or could do if personally present, with full power of substitution or revocation, ratifying and confirming all that the Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers granted here.

2. REAL PROPERTY POWERS

To bargain, contract, agree for, purchase, acquire, receive, improve, maintain, repair, insure, safeguard, grant, bargain, assign, transfer, remise, release, exchange, convey, mortgage and hypothecate the Property and any interest in it, its tenements and hereditaments, for such price, upon such terms and conditions, as the Agent shall determine, and to execute any and all such documents at the closing of the sale of the Property which may be requested or required to effectuate a loan, to assure clear title of the Property, and to procure ownership of the Property from Raegan Kaiser.

3. CONTRACT POWERS

To make, do, and transact every kind of business of whatever nature, for the Principal and in his name related to the Property, including but not limited to the execution, delivery, and acknowledgement of any and all deeds, disclosures, affidavits, warranties, conveyances, covenants, indentures, options, letters of intent, contracts, agreements, closing agreements, certificates, mortgages, hypothecations, notes, receipts, evidence of debts, releases and satisfaction of mortgage, judgments and other debts, waivers of statutes of limitation, and such other documents and instruments in writing of whatever kind and nature as may be necessary or proper in the premises, as fully as the Principal might do if done in its own capacity, with relation to the sale of the Property.

4. EMPLOY THIRD PARTIES

To employ and compensate agents, attorneys, and other professional assistants and to retain and compensate such persons for services rendered; to waive any attorney-client privilege.

5. RESTRICTIONS ON AGENT'S POWERS

The Agent shall not perform any act on behalf of the Principal which the Principal may not do himself.

6. INTERPRETATION AND GOVERNING LAW

This instrument is to be construed and interpreted as a general durable Power of Attorney. The enumeration of specific powers here is not intended to, nor does it, limit or restrict the general powers granted here to the Agent. Paragraph headings are for convenience only and are not to be deemed to be part of this instrument. This instrument is executed and delivered in the state of Alabama, and the laws of the state of Alabama shall govern all questions as to the validity of this power and the construction of its provisions.

7. THIRD-PARTY RELIANCE

Third parties may rely upon the representation of the Agent as to all matters relating to any power granted to the Agent, and no person who may act in reliance upon the representations of the Agent or the authority granted to the Agent shall incur any liability to the Principal or his estate as a result of permitting the Agent to exercise any power, and for the purpose of inducing third parties to rely on this power of attorney, the Principal warrants that, if this power of attorney is revoked by the Principal or otherwise terminated, the Principal will indemnify and hold harmless such third party from any loss suffered or liability incurred by such third party in good faith reliance on the authority of Agent prior to such third party's actual knowledge of revocation or termination of this power of attorney whether such termination is by operation of law or otherwise. This warranty shall bind the Agent's heirs, devisees and personal representatives.

8. DISABILITY OF PRINCIPAL

This power of attorney shall not be affected by the Principal's disability. The authority of the Agent shall be exercisable notwithstanding the Principal's later disability or incapacity or later uncertainty as to whether the Principal is alive. Any act done by the Agent during any period of the Principal's disability or incompetency or during any period of uncertainty as to whether the Principal is alive shall have the same effect as though the Principal was alive, competent and not disabled, and shall inure to the benefit of and bind the Principal, his heirs, devisees and personal representatives.

9. PHOTOGRAPHIC COPIES

Photographic or other facsimile reproductions of this executed power may be made and delivered by the Agent, and may be relied upon by any person to the same extent as though the copy were an original. Anyone who acts in reliance upon any representation or certificate of the Agent, or upon a reproduction of this power, shall not be liable for permitting the Agent to perform any act pursuant to this power.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

PRINCIPAL

Melvin Wayne Grubb
Melvin Wayne Grubb

AGENT

Christy Bishop
Christy Bishop

NOTARY ACKNOWLEDGEMENT

State of ALABAMA
County of SHALBY

On MAY 16, 2025, before me, JOHN ROBIN MASON, notary, personally appeared Melvin Wayne Grubb, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, appearing voluntarily and with knowledge of this instrument's contents, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument that he is the person who executed the instrument and did so voluntarily and knowing of its contents.

Signature *John Robin Mason*
Notary Public

(Seal)

My Commission Expires: **My Commission Expires**
June 1, 2025



John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

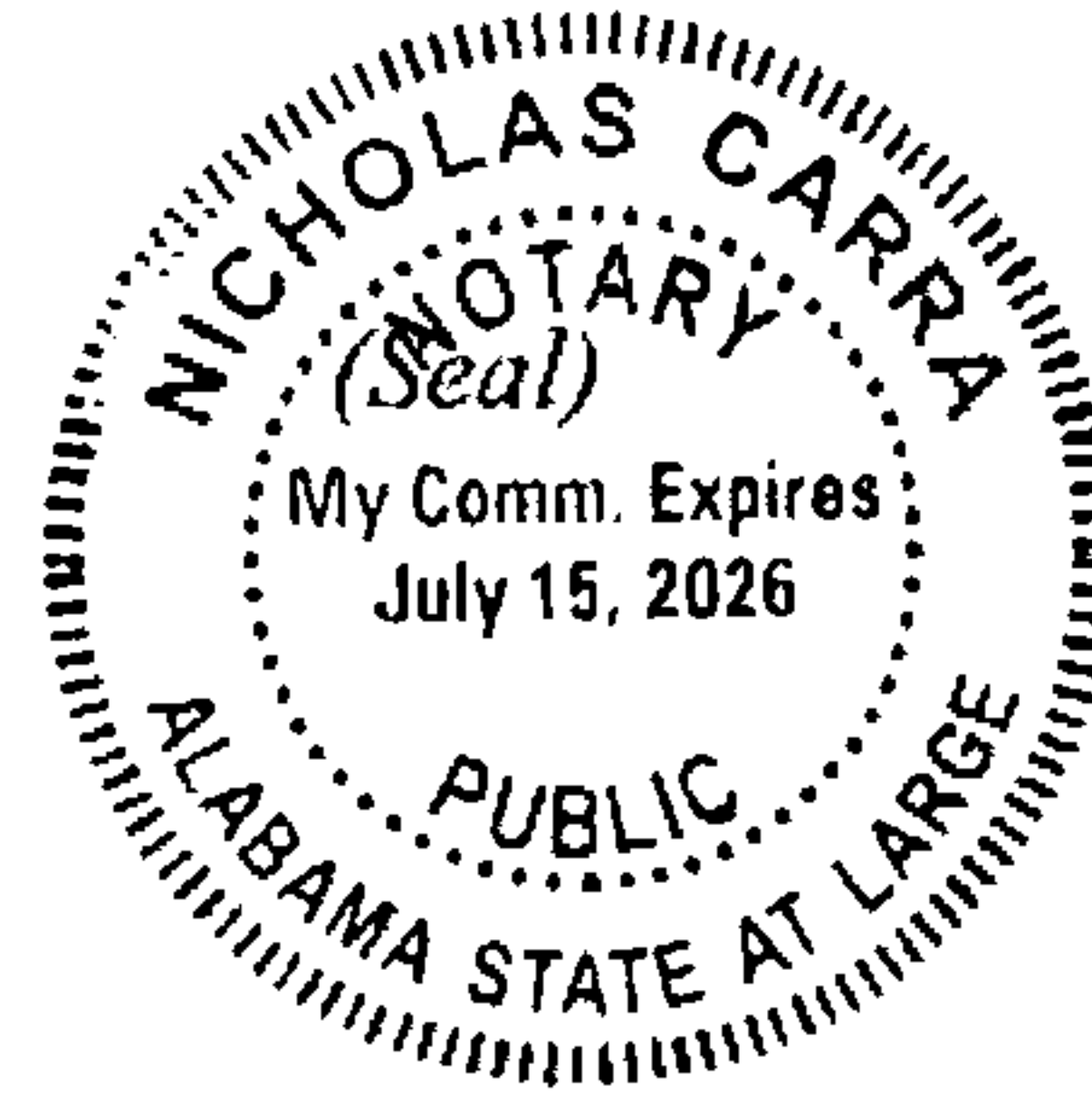


John Robin Mason
Notary Public
My Commission Expires
June 1, 2025

State of AL
County of Shelby

On 5/14, 2025, before me, Christy Bishop, notary, personally appeared Christy Bishop, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, appearing voluntarily and with knowledge of this instrument's contents, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument that she is the persons who executed the instrument and did so voluntarily and knowing of its contents.

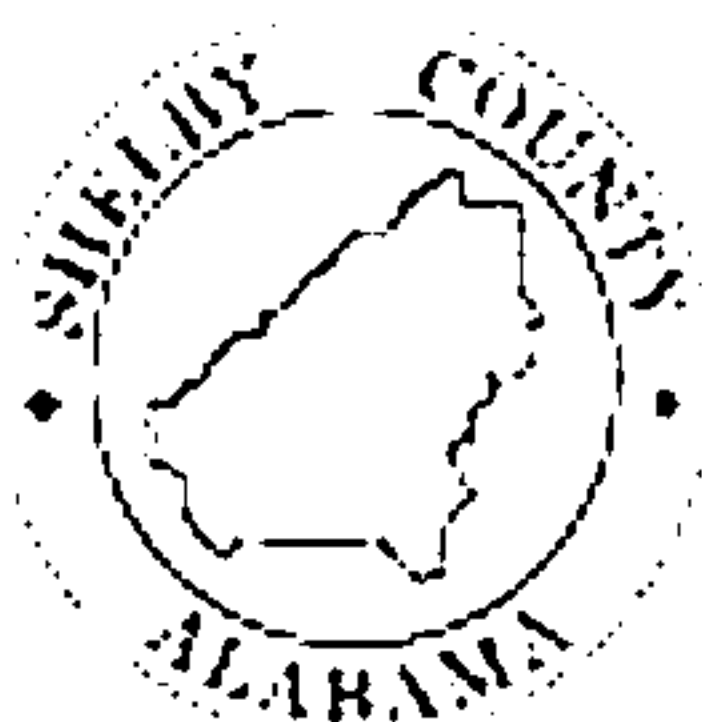
Signature *Nicholas Carra*
Notary Public
My Commission Expires: July 15, 2026



Limited Power of Attorney

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Prepared by:
FISH NELSON & HOLDEN, LLC
Mary Stewart Nelson, Esq.
400 Century Park South #224
Birmingham, AL 35226



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl