

SPECIFIC POWER OF ATTORNEY

DESIGNATION OF AGENT

I, Joseph William Martin (Principal) (being the same as Joseph Martin), name the following person as my agent:

Name of Agent: Maureen Maxwell Martin (being the same as Maureen Martin)

Agent's Address: 112 Haskins Lane North, Hilton, NY. 14468

Agent's Telephone Number: (585) 314-9290

GRANT OF SPECIFIC AUTHORITY

I grant my agent specific authority to act for me with respect to the following subjects as defined in the Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975, with respect to the following real property ("Property"):

521 Saddlewood Bend, Columbiana, AL. 35051

Legally Described as: Lot 14, according to the Final Plat of Saddle Wood Trails Subdivision Phase I – Sector 2, as recorded in Map Book 59, Page 72, in the Probate Office of Shelby County, Alabama.

If you wish to grant specific authority over less than all subjects enumerated in this section you must INITIAL by each subject you want to include in the agent's authority:

- jm Purchase of Real Property as defined in § 204
- Tangible Personal Property as defined in § 205
- Stocks and Bonds as defined in § 206
- Commodities and Options as defined in § 207
- jm Banks and Other Financial Institutions as defined in § 208
- Operation of Entity or Business as defined in § 209
- Insurance and Annuities as defined in § 210
- Estates, Trusts, and Other Beneficial Interests as defined in § 211
- Claims and Litigation as defined in § 212
- Personal and Family Maintenance as defined in § 213
- Benefits from Governmental Programs or Civil or Military Service as defined in § 214
- Retirement Plans as defined in § 215
- Taxes as defined in § 216
- Gifts as defined in § 217

GRANT OF SPECIFIC AUTHORITY

My agent **MAY NOT** do any of the following specific acts for me **UNLESS** I have **INITIALED** the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. **INITIAL** the specific authority you **WANT** to give your agent.

 Make, draw and endorse promissory notes, checks, or mortgage/deed of Trust pertaining to the Property; specifically, to execute and deliver that certain mortgage with DHI Mortgage Company, Ltd. in the approximate amount of \$279,212.00

 Make and execute any and all contracts and addendums thereto pertaining to the sale of the Property;

 Receive all consumer disclosure documents and exercise all rights granted thereunder; and

 Execute any and all documentation necessary to effectuate any transaction and purchase described above, including, but not limited to, disclosure statements/HUD-1, instruments of conveyance and supporting documentation, mortgages, notes, certifications, acknowledgments, and like instruments.

LIMITATIONS ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant **MAY NOT** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

(a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 2041 and 2514 of the Internal Revenue Code of 1986, as amended.

(b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

SPECIAL INSTRUCTIONS

The above described purchase of 521 Saddlewood Bend, Columbiana, Alabama is described in the Home Purchase Agreement for the sale of real estate entered into by Karli Marie Martin, Ryan David Brosi, Maureen Martin and, Joseph Martin (Purchasers) and DR Horton, Inc. - Birmingham (Seller) dated on or about March 25, 2025. The purchase price is \$304,900.00. I have inspected, read, understand and, signed the Home Purchase Agreement and am fully aware of its contents. Buyer has obtained a loan from DHI Mortgage Company, Ltd. in the approximate amount of \$279,212.00.

I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent disability or incompetence and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on June 30, 2025 at 11:59 pm.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 19th day of May 2025.

SIGNATURE AND ACKNOWLEDGMENT



Joseph William Martin

Principal's Address: 112 Haskins Lane North, Hilton, NY. 14468

Principal's Telephone Number: (585) 314-9288

STATE OF NEW YORK)
) ss.
COUNTY OF Monroe)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Joseph William Martin, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

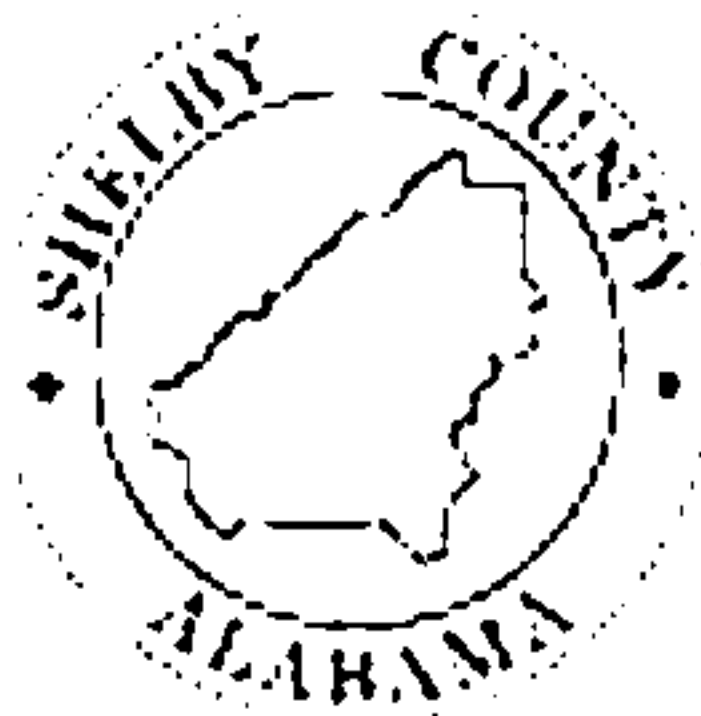
Given under my hand this 19th day of May 2025.

Jayla R. Lombardo
Notary Public

My commission expires: 12-30-25

(Seal)

JAYLA ROSE LOMBARDO
NOTARY PUBLIC, State of New York
Registration No. 02LO6294204
Qualified in Monroe County
Commission Expires December 30, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 08:35:27 AM
\$31.00 JOANN
20250529000163130

Allie S. Beryl

This document prepared by:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244