

Property Address: 621 Hodgens Road, Chelsea, AL 35043,

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **Dameion M. Lassiter** being a resident citizen(s) of the State of **shelby**, County of **Jefferson**, having entered into a real estate contract for the sale of that certain real property located at **621 Hodgens Road, Chelsea, AL 35043**, and being desirous of completing the sale of said property, which is located in **Shelby**, Alabama, and being more specifically described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

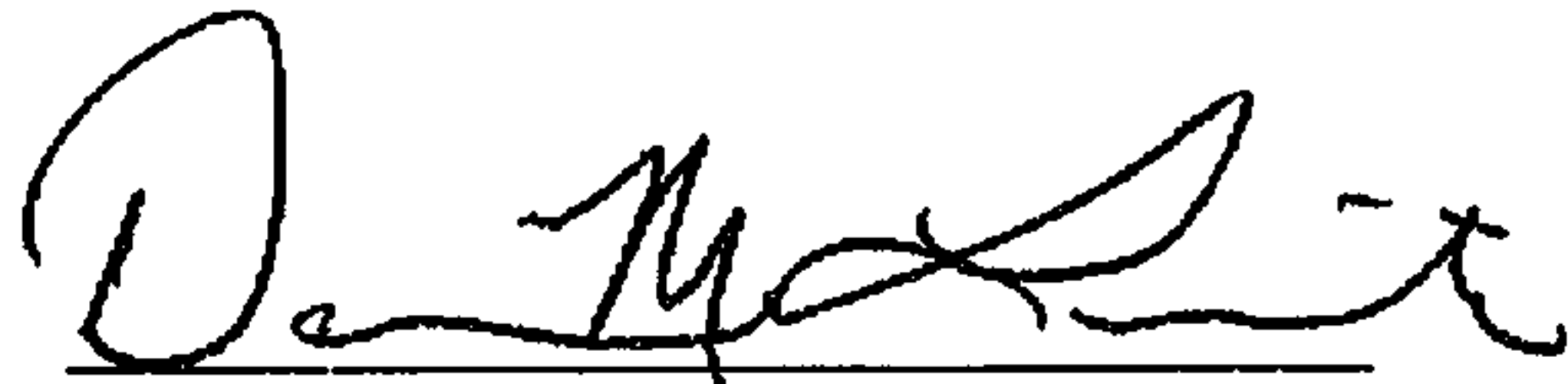
And with the advance knowledge that I will be outside of the City of **Trussville** at the time said real estate transaction is to take place; and being desirous of authorizing someone to act in my stead and on my behalf, to close out said real estate sale transaction do hereby nominate constitute and appoint **Rhashiena R. Lassiter**, a citizen of **Shelby** 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, 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 22 day of May, 2025.

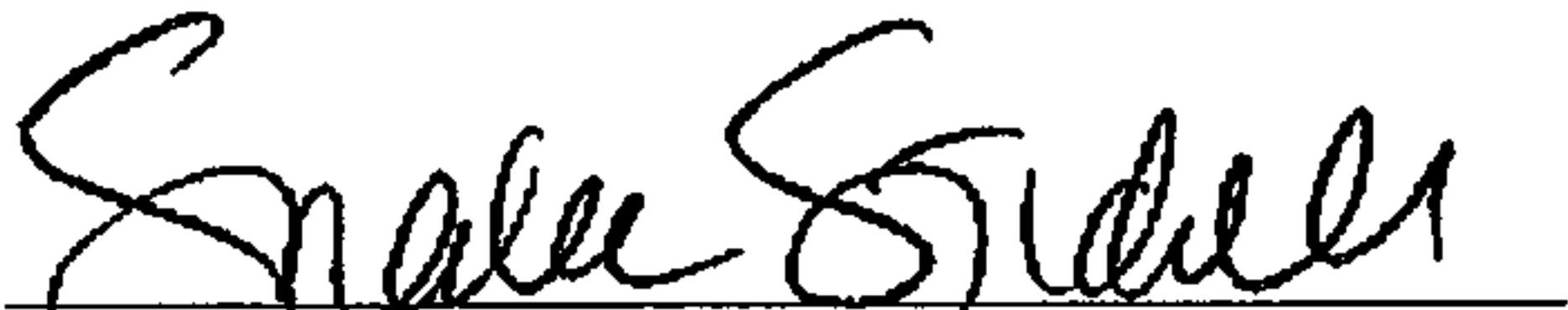


Dameion M. Lassiter

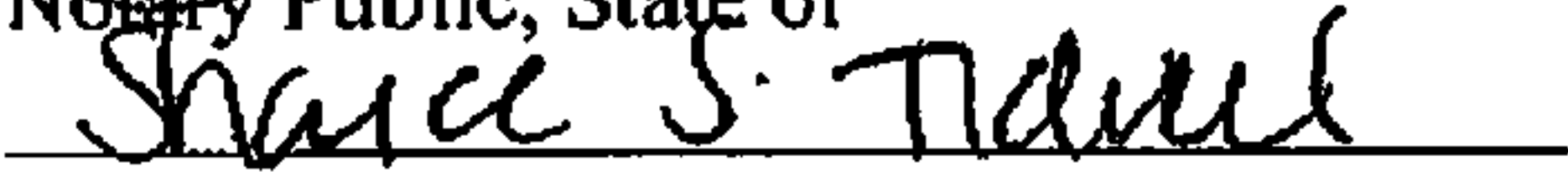
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dameion M. Lassiter**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of May, 2025.

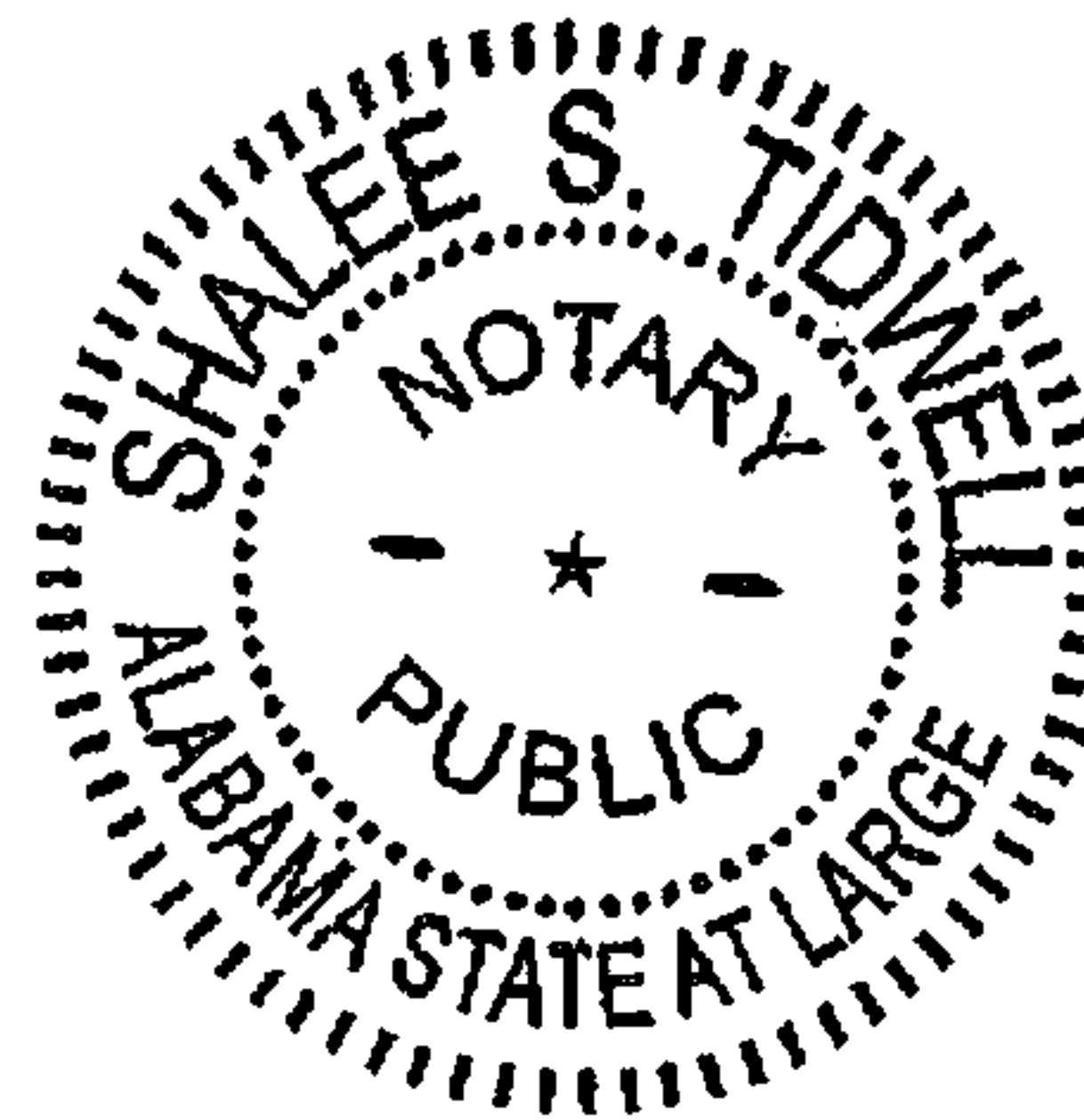


Notary Public, State of



Printed Name

My Commission Expires: 8/12/26



THIS INSTRUMENT WAS PREPARED BY:
Shami Malone
111 Watterson Parkway
Trussville, AL 35173

EXHIBIT A**Property 1:**

A tract of land located in the West 1/2 of the Southeast 1/2 of the Northeast 1/4, of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 1; thence South 88 degrees, 42 minutes East along the South line of said forty. 330.0 feet, thence North 1 degrees, 43 minutes East 630.0 feet to the place of beginning; thence from the point of beginning North 1 degrees, 43 minutes East 690.0 feet to the North side of an unpaved road and the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 1 : thence South 88 degrees, 42 minutes East along the North line of said 1/4-1/4 330.0 feet; thence South 1 degrees, 43 minutes West and parallel to the West line of said 1/4-1/4, 690.0 feet; thence North 88 degrees, 42 minutes West and parallel to the North line of said 1/4-1/4 330.0 feet to the place of beginning: being situated in Shelby County, Alabama, Subject to a 20-foot easement for a public road and/or utilities across the North boundary of said property and a 15- foot easement for a road and/or utilities across the West boundary of said property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/30/2025 08:20:45 AM
 \$28.00 JOANN
 20250530000164600

Allen S. Bayl

General Warranty Deed - POA - JTROS (AL)