

SPECIFIC POWER OF ATTORNEY

DESIGNATION OF AGENT

I, Judah Joshua Bland (being the same as Judah Bland) (Principal), name the following person as my agent:

Name of Agent: Shaquala Amirah Alexis Fields (being the same as Shaquala Fields)

Agent's Address: 1776 Boston Road, Bronx, N.Y. 10460

Agent's Telephone Number: (917) 319-5465

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"):

2025 Gadwall Drive, Alabaster, AL. 35007

Legally Described as: **Lot 444, Final Plat of Mallard Landing Phase 4, according to the Map or Plat thereof, recorded in Map Book 59, Pages 43A and 43B in the Office of the Judge of Probate 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:

- 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
- 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.

J. B. 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 LeaderOne Financial Corp. in the approximate amount of \$382,837.00.

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

J. B. Receive all consumer disclosure documents and exercise all rights granted thereunder; and

J. B. Execute any and all documentation necessary to effectuate any transaction and purchase described above, including, but not limited to, closing 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 2025 Gadwall Drive, Alabaster, Alabama is described in the Home Purchase Agreement for the sale of real estate entered into by Shaquala Amirah Alexis Fields (Purchasers) and DR Horton, Inc. - Birmingham (Seller) dated on or about January 03, 2025 and amended on May 19, 2025 adding Judah Joshua Bland as a Purchaser. The purchase price is \$389,900.00. I have inspected, read, understood, and signed the Home Purchase Agreement and am fully aware of its contents. Buyers have obtained a loan from LeaderOne Financial Corp. in the approximate amount of \$382,837.00.

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 13, 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 23 day of May 2025.

SIGNATURE AND ACKNOWLEDGMENT

Judah Joshua Bland
Judah Joshua Bland

Principal's Address: 1776 Boston Road, Bronx, N.Y. 10460

Principal's Telephone Number: (347) 499-2457

STATE OF NEW YORK)
 COUNTY OF *BKnx*) ss.
)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Judah Joshua Bland, 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 23r day of May 2025.


 Notary Public

(Seal)

My commission expires: 06/02/2027

PATRICK A ONAPHIE
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01ON5078990
 Qualified in Bronx County 2027
 My Commission Expires June 02, 2029

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/04/2025 12:58:47 PM
 \$31.00 BRITTANI
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Allen S. Boyd