

Prepared by McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29205
BOOMAL-AL-25667373

STATE OF ALABAMA)

COUNTY OF Shelby)

SPECIFIC REAL ESTATE POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS That I, **Claudia Young Katsias**, hereby appoint **James Anthony Katsias** as my true and lawful Agent to act in, manage, and conduct all my affairs as they may pertain to the **purchase** of the property located at **4069 Plymouth Lane, Montevallo, AL 35115** bearing the above County Parcel Number: 27 1 02 0 005 033.000, (herein "the Property") and for that purpose in my name and on my behalf to do and/or execute all or any of the following acts, instruments, mortgages, deeds, contracts and things, that is to say:

1. To **purchase** the real property, to include all improvements, located at the Property, and for this purpose, to receive, confirm, make, and execute any contracts, deeds, mortgages, notes, affidavits, disclosures, settlement statements, or other instruments of every kind, which may be requisite or proper to effectuate the said **purchase**, and to all intents and purposes, and with the same validity as I/we could if personally present, and I hereby ratify and confirm whatsoever my said Attorney-in-Fact shall do, and may do, by virtue hereof in regards to the **purchase** of the property located at the Property.
2. To sign my name to and to execute on my behalf all mortgages, deeds, contracts, affidavits, disclosures, transfers, and instruments whatsoever under such terms and conditions as my Attorney-in-Fact shall deem appropriate; and generally to act as my Attorney-in-Fact and agent in regard to all matters involving the **purchase** of the property located at the Property, and to do all acts and things as fully and effectively in all respects as could I/we, if I was personally present, with full power of substitution and revocation.
3. To authorize and agree to the payment of all fees, expenses, and charges for any and all services associated with the **purchase** of the property located at the Property, and to accept on my behalf all monies, checks, proceeds, reimbursements, and copies of documents associated with the **purchase** of said property.

No person who may act in reliance upon the representations of my Agent for the scope of authority granted to my Agent shall incur any liability as to me or to my estate due to permitting my Agent to exercise this authority, nor is any such person who deals with my Agent responsible to determine or ensure the proper application of funds or property. My Agent shall also be entitled to receive copies of all documents signed on my behalf. Documents delivered to my Agent shall be deemed to be delivered to me.

This Power of Attorney shall become effective upon execution of the same, and shall not be revoked for any cause or reason, including any subsequent incapacity, except in the event of my death, or at the execution of an instrument of equal dignity signed by me, revoking this Power of Attorney. The aforesaid notwithstanding, this Power of Attorney will be automatically revoked on 6-30, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 28 day of
April, 2025.

WITNESSED BY:

[Signature]
Witness #1

Claudia Young Katsias
Claudia Young Katsias

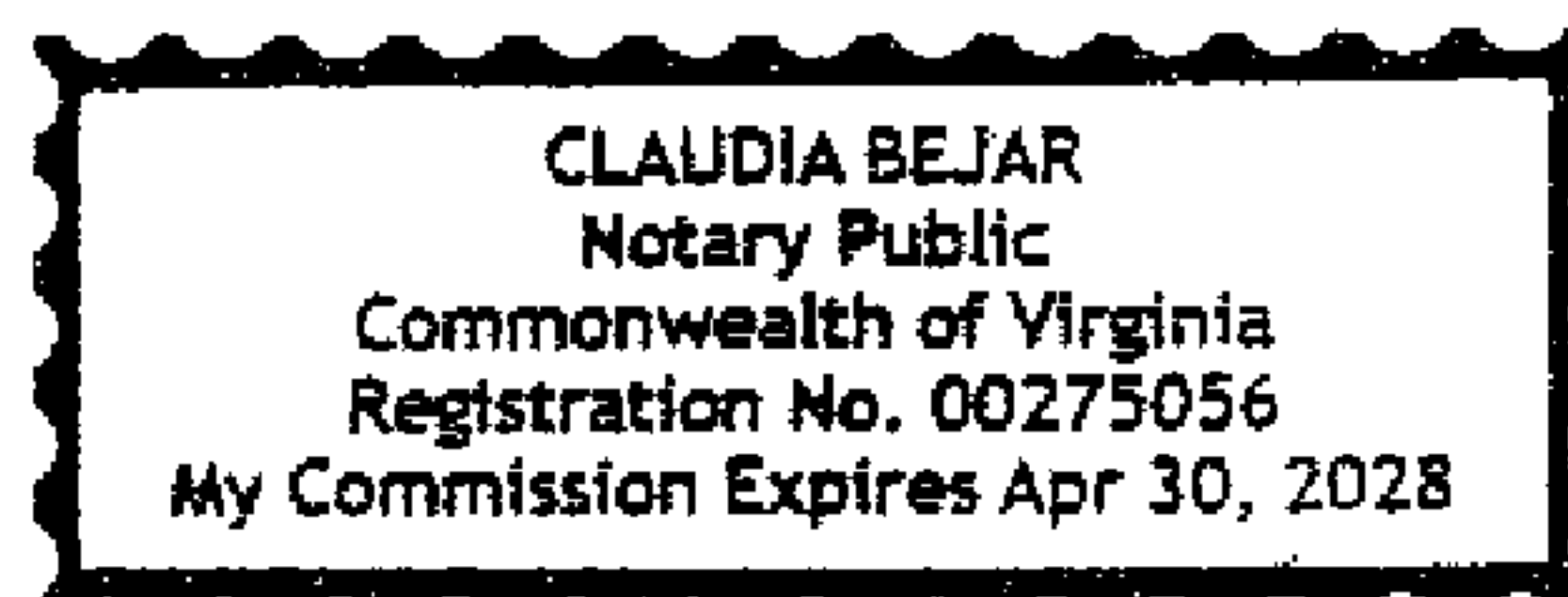
STATE OF Va)
COUNTY OF Frederick.)

ACKNOWLEDGMENT

Claudia Bejar [Signature]
NOTARY PUBLIC

My Commission Expires: 04/30/2028

Place Notary Seal Below



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 08:33:04 AM
\$25.00 JOANN
20250605000171800

Allen S. Bayl