

STATE OF ALABAMA  
COUNTY OF Shelby

**SPECIFIC POWER OF ATTORNEY  
TO  
SELL REAL ESTATE**

**BE IT KNOWN**, that on this 20th day of June, 2025, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**John Morgan, Jr.**  
**("Affiant")**

a person of the full age of majority who declared that he is the owner of real property located at 3088 Chelsea Park Ridge, Chelsea, Alabama 35043, said property being more particularly described as follows:

Lot 4-37, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

And Affiant further declared that he does name, constitute and appoint and does by these presents make, constitute and appoints **Virginia H. Morgan**, a person of the full age of majority and a resident of the State of Alabama, his true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for him, all in his name and behalf, to represent his interests as she sees fit and to sell the herein referenced real property owned by them to Matthew James Leaman and Christina Danielle Ziroli for the total purchase price of \$400,000.00 and on the other terms and conditions as set forth in that certain Contract of Sale between the parties originally dated June 2, 2025.

The powers granted herein include the powers to pass, sign and execute all deeds, affidavits, settlement statements and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually, and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Affiant could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and



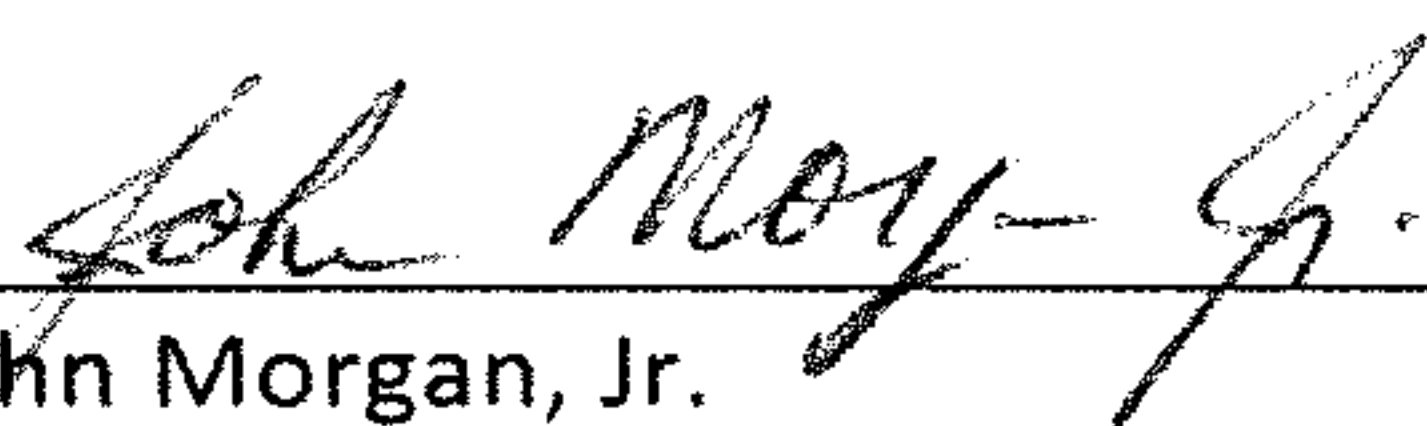
confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Affiant.

In consideration of acceptance of this power of attorney, Affiant agrees to hold harmless and indemnify any person or party relying on same from any loss, claim or damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

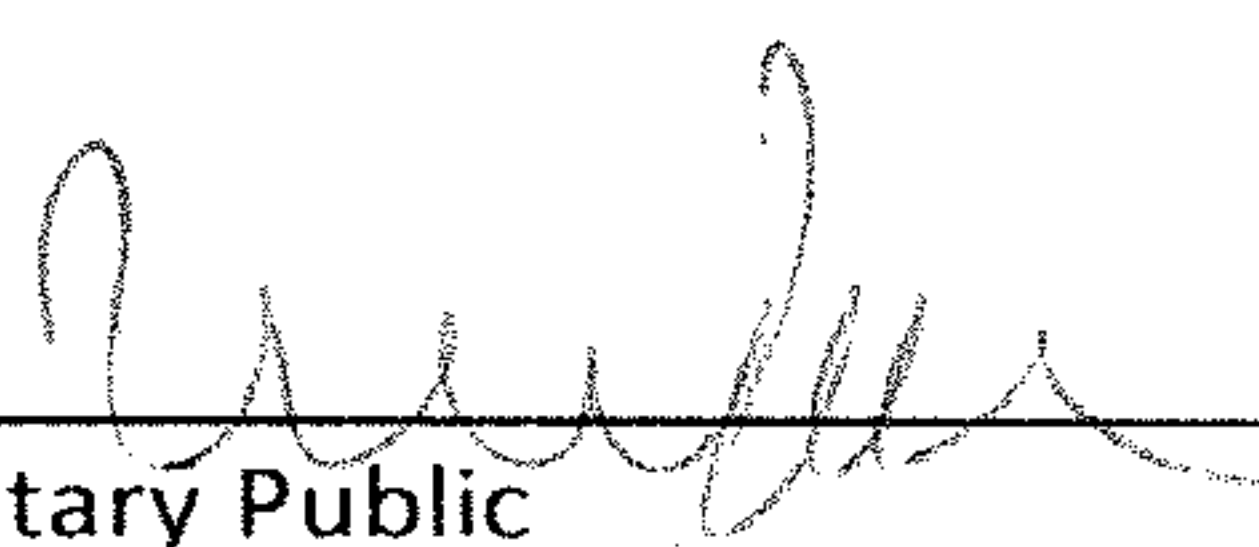
The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

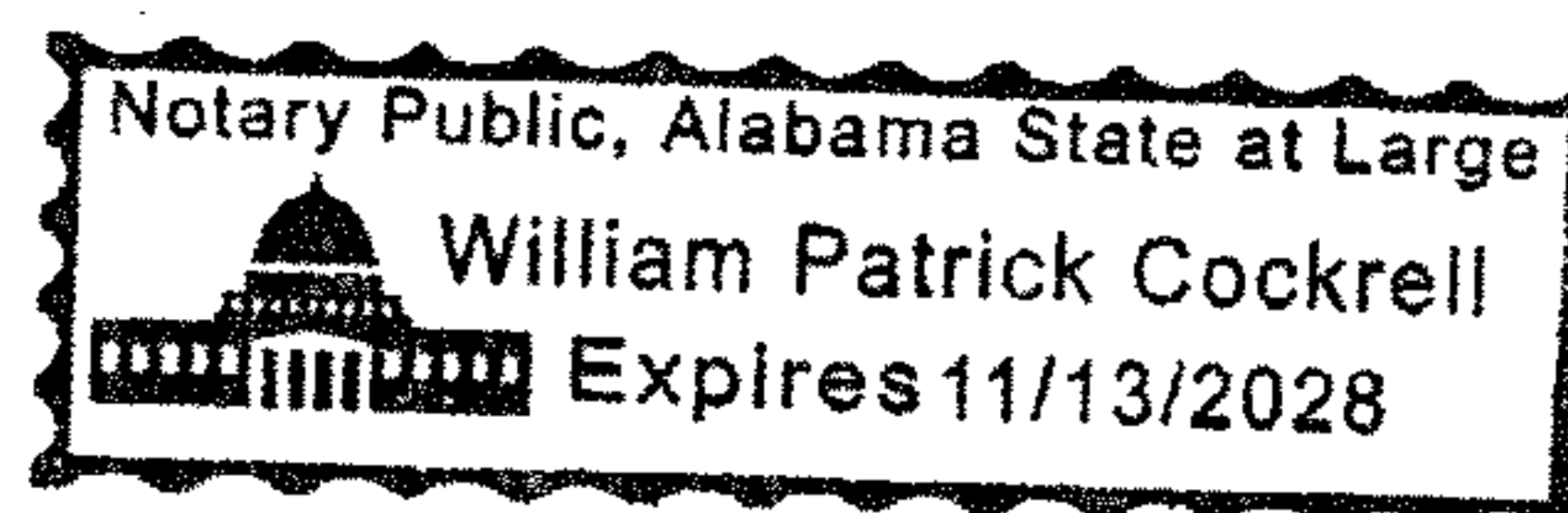
THUS DONE AND PASSED on the day, month and year herein first written above.

  
John Morgan, Jr.

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that John Morgan, Jr., whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 20th day of June, 2025.

  
Notary Public  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201  
(205) 251-3151



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/24/2025 11:43:09 AM  
\$25.00 BRITTANI  
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