

LIMITED POWER OF ATTORNEY

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07/02/2025 08:16:26 AM
POA 1/2

Prepared by: Daniel Odrezin
3138 Cahaba Heights Rd, Suite 100B
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

WHEREAS, **KaSandra Brown** has entered into a contract for the purchase of a residence at **141 Kings Crest Lane, Pelham, AL 35124** for **\$975,000.00**, said residence being more particularly described as follows:

Lot 115, according to the Survey of Weatherly, Windsor Sector 8, as recorded in Map Book 16, Page 110, in the Probate Office of Shelby County, Alabama.

WHEREAS, \$760,000.00 of the purchase price recited above will be paid from proceeds of a mortgage loan secured by a mortgage from James Christopher Brown and KaSandra Brown to American Internet Mortgage, Inc. to be closed simultaneously herewith.

WHEREAS, the undersigned, **KaSandra Brown** will be unavailable at the scheduled closing;

WHEREAS, the undersigned as Principal, desires to appoint, James Christopher Brown as her Agent and Attorney-in-Fact for the specific and limited purpose to negotiate, execute, deliver, and close the purchase and/or simultaneous mortgage of the above described property.

NOW, THEREFORE, in consideration of the premises, the Principal hereby makes, constitutes, and appoints James Christopher Brown as her Agent and Attorney-in-Fact and vests said Agent and Attorney-in-Fact with the full and complete power and authority to make, negotiate, execute and deliver, in the name of the Principal, any and all real estate closing documents required to close the purchase and simultaneous mortgage of the above referenced real property and to affix the name of Principal to documents required to be executed.

This Power of Attorney shall not terminate on the disability or incompetence of the Principal, but the power of the Attorney-in-Fact herein designated shall continue to be exercisable by said Principal, **KaSandra Brown**, notwithstanding any later disability or incompetence of the undersigned.

LIMITED POWER OF ATTORNEY

EXECUTED this the 20th day of June, 2025.

Ka Sandra Brown
Ka Sandra Brown

STATE OF Michigan

COUNTY OF Wayne

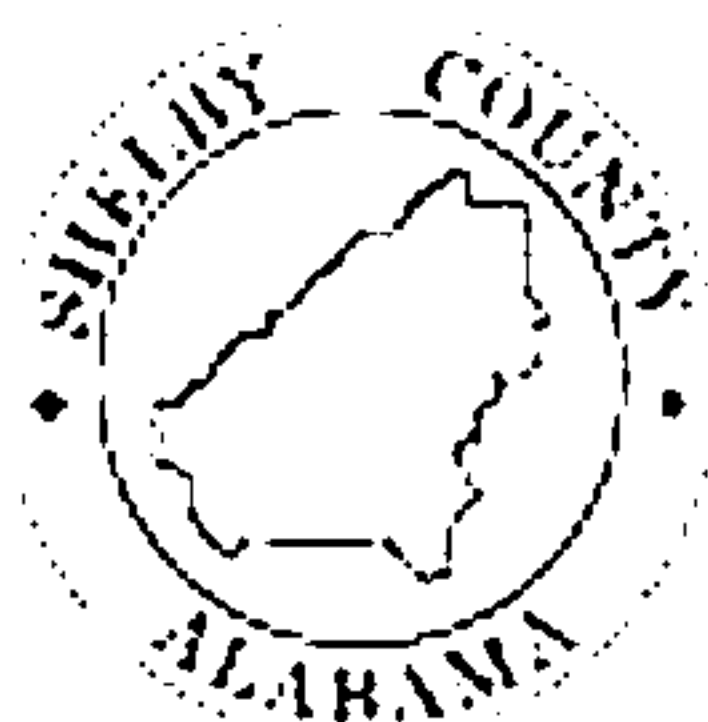
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KaSandra Brown, whose name is signed to the foregoing Limited Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Power of Attorney, he executed the same voluntarily on this the 20th day of June, 2025.

Given under my hand and official seal this the 20th day of June, 2025.

Carli Nelson
Notary Public

My commission expires on: 06/28/2031

Carli Nelson
NOTARY PUBLIC - STATE OF MICHIGAN
County of Wayne
My Commission Expires 06/28/2031
Acting in the County of Wayne



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$25.00 JOANN
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