

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Scott Harper do hereby appoint Colin Harper, as my true and lawful Attorney in Fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the ALTA Statement, Closing Disclosure Statement, Note, Mortgage, 1003, W-9, 4506T and any other forms required by the Title Company, Lender and/or the Closing Attorney in connection with the purchase and mortgage of the property located at 2994 Kelham Grove Way, Birmingham, AL 35242, and more particularly described as follows, to-wit:

Lot 4, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Inst. No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Inst. No. 20070223000084910 in the Probate Office of Shelby County, Alabama (which, together with all amendment thereto is hereinafter collectively referred to as the "Declaration").

LOAN AMOUNT: \$474,600.00

TYPE: 30 Year Conventional Fixed

INTEREST: 6.625%

LENDER: Cadence Bank

On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said Attorney in Fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney in Fact shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the _____ day of June, 2025 and shall terminate One Hundred and Eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 26 day of June, 2025.



Scott Harper

State of Alabama
County/Parrish of Jefferson

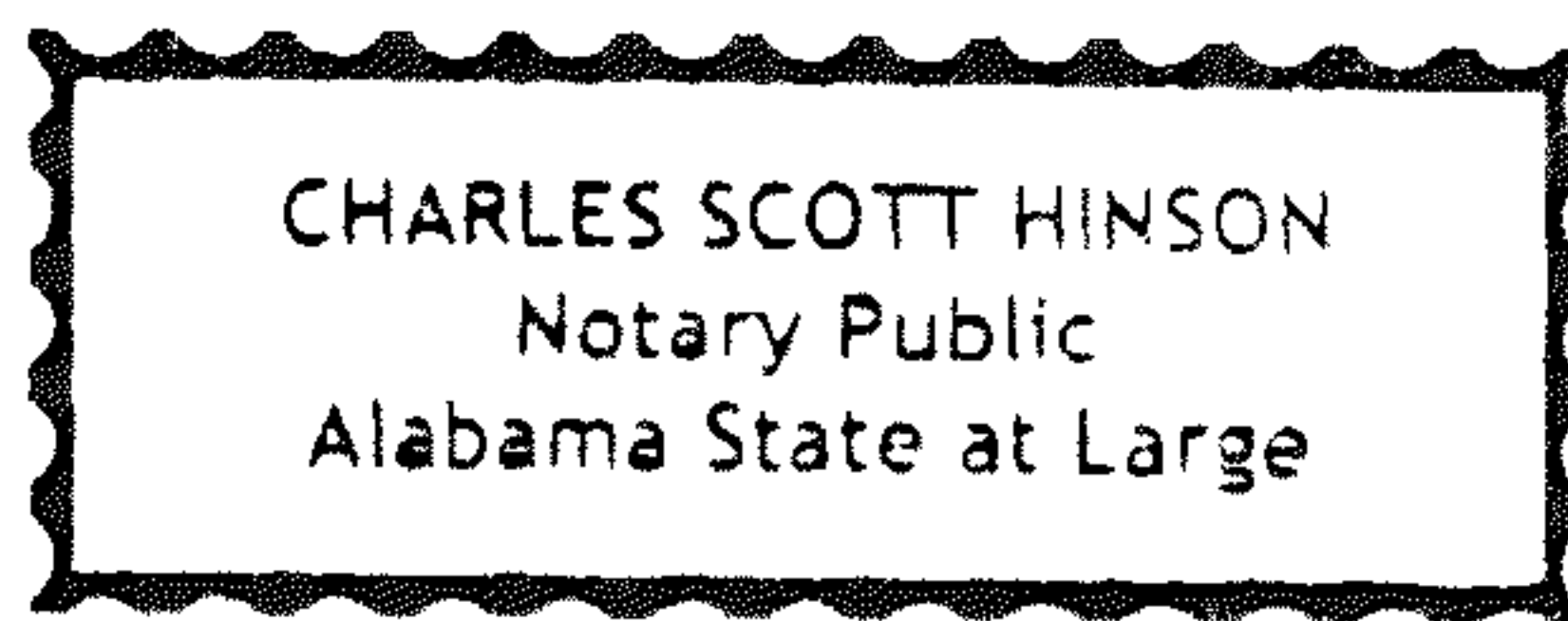
I, the undersigned, a Notary Public in and for said County/Parrish, in said State, hereby certify that Scott Harper, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of June, 2025.



Notary Public
Print Name: Charles Scott Hinson
Commission Expires: 6/26/29

MUST AFFIX SEAL



THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE ROAD, SUITE A-2
BIRMINGHAM, AL 35242
File: 2025229



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 12:05:13 PM
\$25.00 PAYGE
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