



20250912000275730 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
09/12/2025 10:44:59 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

DURABLE SPECIAL POWER OF ATTORNEY

I, Shea C. McKinney, as principal (hereinafter referred to as "Principal"), do hereby appoint Lisa M. Nunez McKinney my true and lawful Attorney-in-Fact (hereinafter referred to as "Agent"), for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including but not limited to the Closing Settlement Statement(s), Deed, and any other forms required by the Lender, the Title Company and/or the Closing Attorney necessary to complete the sale of the property located at 154 Gardenside Drive, Alabaster, AL 35007 and more particularly described as follows, to-wit:

Lot 14, according to the Survey of Grande View Garden and Townhomes, First Addition, as recorded in Map Book.26, Page 16, in the Probate Office of Shelby County, Alabama.

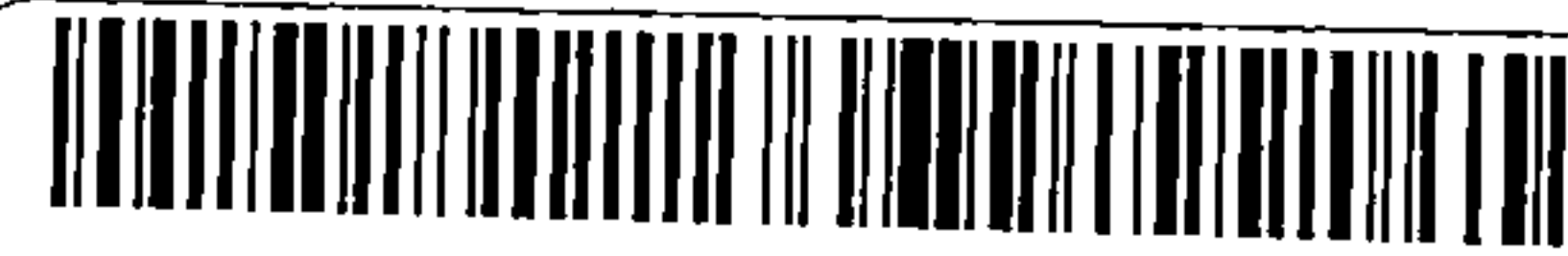
On such terms and conditions as my Agent may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with selling said property, and to do such other acts as I might do in selling said property.

I further give and grant unto my Agent 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 Agent shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney shall become effective upon its execution and shall terminate one hundred eighty (180) days thereafter.

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

(Remainder of Page Intentionally Left Blank – Signature Page Follows)



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Executed on this 22nd day of August, 2025.

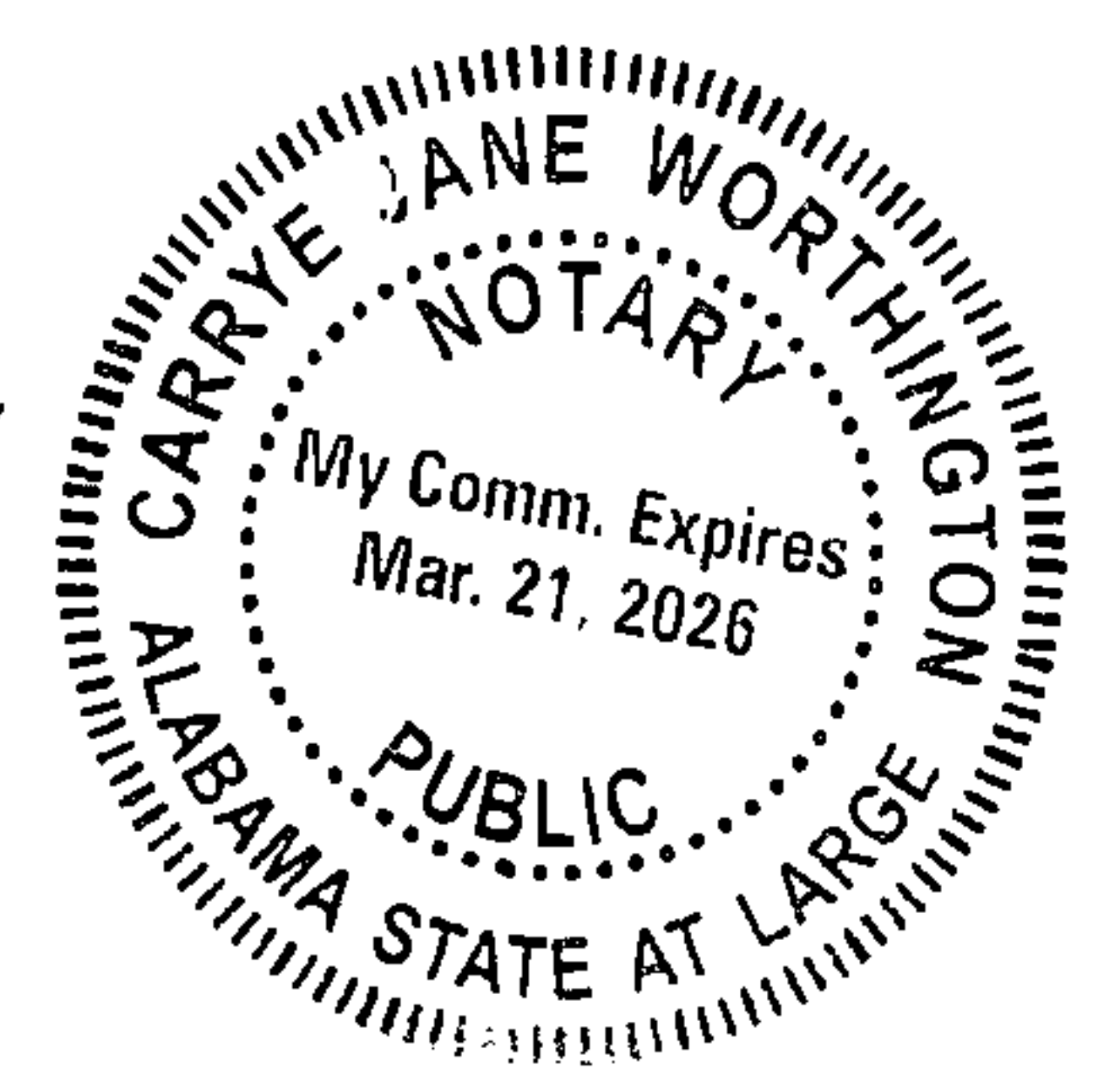
x *Shea C. McKinney*
Shea C. McKinney

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shea C. McKinney, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August, 2025.

Carrye Jane Worthington
Notary Public



This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, AL 35244



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STATE OF ALABAMA
COUNTY OF SHELBY

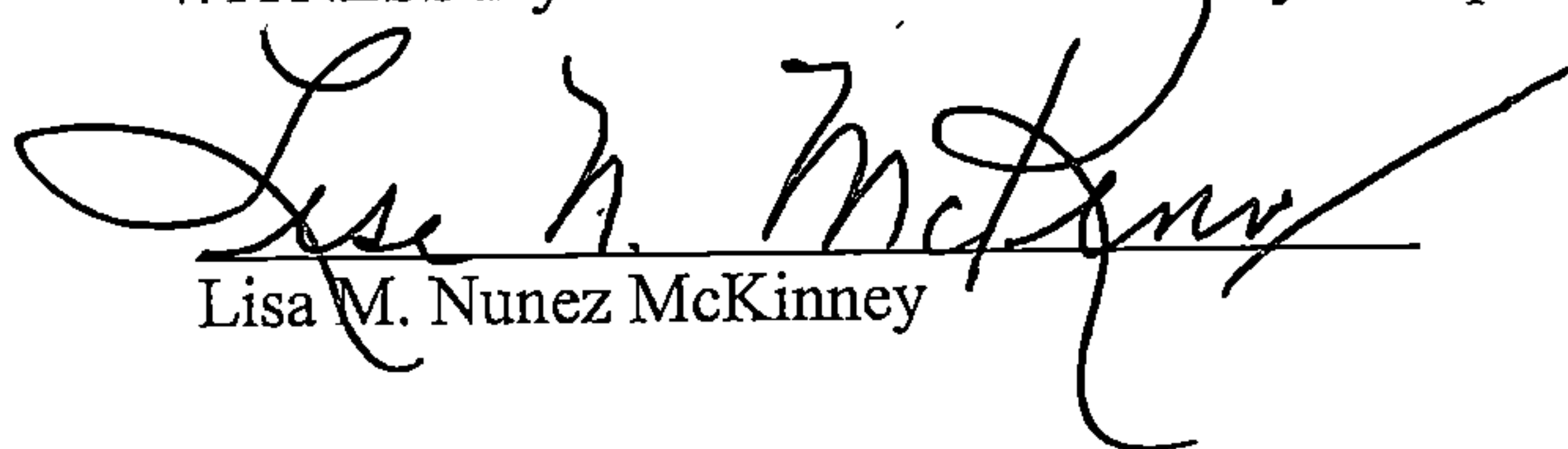
**AFFIDAVIT REGARDING NON-REVOCAION
OF POWER OF ATTORNEY**

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, personally appeared Lisa M. Nunez McKinney who having been by me first duly sworn, deposed as follows:

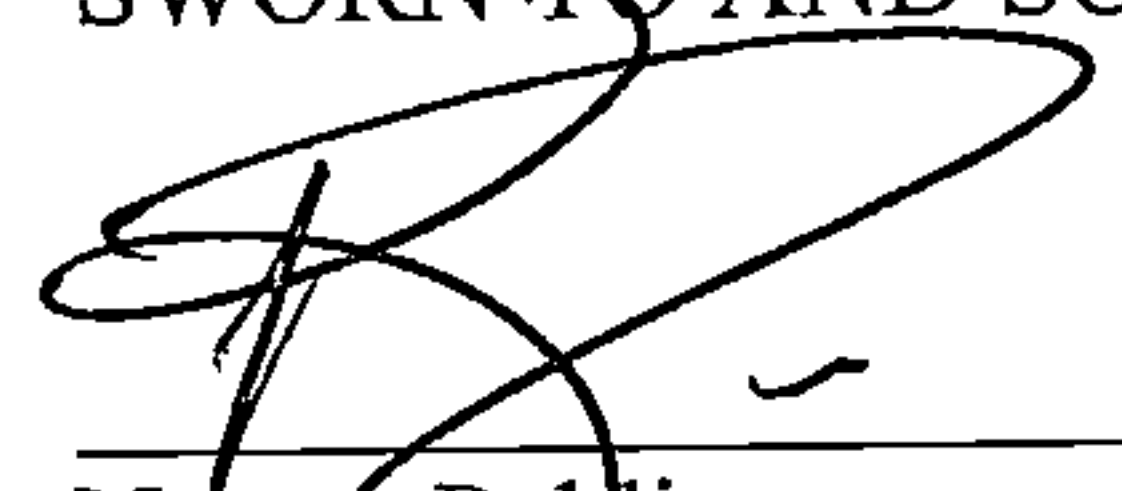
1. My name is Lisa M. Nunez McKinney and I am over the age of nineteen (19) years and have personal knowledge of the facts stated herein.
2. On 08/22/2025 I was granted Power of Attorney by Shea C McKinney, a copy of said document is attached hereto as Exhibit "A".
3. I have on this day exercised the above referenced Power of Attorney by executing closing documents relating to the purchase or sale of real property located in in Shelby County, Alabama, the address of which is **154 Gardenside Drive, Alabaster, AL 35007.**
4. At the time of the execution of the above-mentioned closing documents and exercise of the Power of attorney, I had no actual knowledge of the termination of said Power of Attorney by revocation or the death of Shea C McKinney. I know Shea C McKinney to still be living, competent, and have not been notified since the execution of the Power of Attorney that he/she has revoked said Power of Attorney. The affiant herein affirms, under penalty of perjury, that he/she is not using the Power of Attorney to self-deal in the Principal's property, or to otherwise benefit personally from this mortgage or sale of the Principal's real property.
5. I am making this affidavit pursuant to Code of Alabama 1975, Section 26-1-2(e).
6. I, Lisa M. Nunez McKinney, agree to indemnify and hold harmless TitleCore, LLC and First Federal Bank, a FSB from any loss, costs, damage and expense of every kind including attorney's fees, which it shall or may suffer resulting from a reliance on the said Power of Attorney.

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WITNESS my hand and seal this 5th day of September, 2025.


Lisa M. Nunez McKinney

SWORN TO AND SUBSCRIBED BEFORE ME, on this 5th day of September, 2025.



Notary Public

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, AL 35244

