



20250915000277380 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
09/15/2025 11:42:54 AM FILED/CERT

PREPARED BY/RETURN TO:
Signature Title Services, LLC
1530 Hillyear Robinson Parkway
Anniston, AL 36206

SPECIFIC DURABLE POWER OF ATTORNEY

Know all men by these that I, Rylan Griffin, as of this date and by this document do hereby nominate, constitute and appoint Aubrey Griffin as my true and lawful attorney in fact, for myself and in my name, place and stead, to acquire, accept title in my name, and to pledge as collateral certain real property bearing the street address of 4336 S Shades Crest Road Bessemer, AL 35022, being more particularly described as follows:

SEE ATTACHED EXHIBIT A

My attorney in fact is hereby authorized to sign, seal and deliver, as my act and deed, any contract and/or agreement for purchase and/or amendments thereto, loan application, or any other document required by the realtor(s), lender, loan officer, title company, and/or any other individual/entity connected to this transaction, any and all documents relative to the loan transaction with loan number 8056865945, including without limitation, the Promissory Note and Mortgage with Navy Federal Credit Union the HUD-1 Settlement Statement and/or Closing Disclosure, ALTA Combined Statement, Federal Truth-in Lending Disclosure Statement, and any further document in such form and in such manner that the estate and interest in such land may be effectually conveyed and assured to myself, and that the same may be pledged as collateral for any loan sought relative to the purchase of said land, I do hereby declare that any and all of the documents which shall be executed by my attorney in fact, made or done for the aforesaid purposes shall be as good, valid and effectual as if they had been signed, sealed and delivered by me in my own proper person.

I hereby grant to my attorney in fact full authority to act in any manner that is both proper and necessary to exercise the foregoing powers as fully as I might or could do and perform by myself, hereby ratifying and confirming all that my attorney in fact shall lawfully do or cause to be done by virtue hereof, including any and all acts taken by my attorney in fact on my behalf prior to the recording of this instrument.

I/WE RETAIN THE RIGHT TO REVOKE THE POWER OF ATTORNEY AT ANY TIME. THIS POWER OF ATTORNEY SHALL BE CONSTRUED AS A SPECIFIC DURABLE POWER OF ATTORNEY AND SHALL CONTINUE TO BE EFFECTIVE EVEN IF I/WE BECOME DISABLED, INCAPACITATED, OR INCOMPETENT.

I agree that any third party who receives a copy of this document may act under it. Revocation of this durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.



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This specific durable power of attorney shall of its own accord become null and void 90 days from the date of execution hereof.

Dated this 22 day of August, 2025.

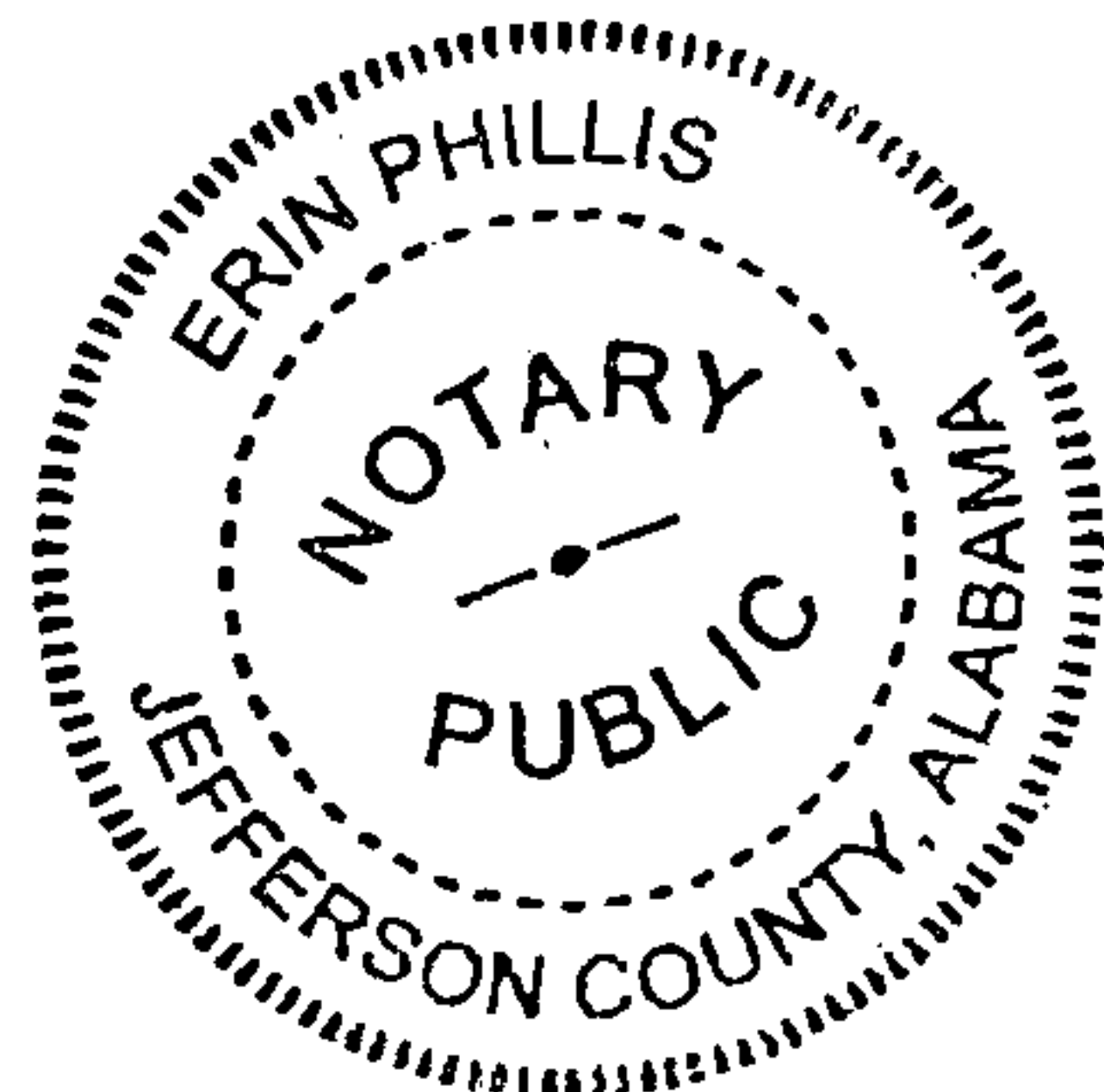
Ryan
Rylan Griffin

STATE OF AL

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for the said county and state, the within named Rylan Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of August, 2025.



CWO Phillis
Notary Public

My commission expires: 10/1/28



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Exhibit A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows: Land in Shelby County, Alabama, being more particularly described, as follows: Beginning at a found railroad rail that is the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, Should County, Alabama, and run then N87°57'26"E along the North line of 1/4-1/4 Section a distance of 327.28 feet to a found steel corner on the North right of way line of South Shades Crest Road; thence run S41°28'20"W along the margin of said South Shades Crest Road a distance of 257.82 feet to a set half inch rebar; thence run N40°44'14"W a distance of 239.55 feet to the point of beginning.