

**STATE OF ALABAMA
COUNTY OF SHELBY**

DURABLE SPECIAL POWER OF ATTORNEY

I, Derik R. Akers, as principal (hereinafter referred to as "Principal"), do hereby appoint Michelle D. Akers 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, ALTA Settlement Statement, Note, Mortgage, Riders, Sales Contract and any other forms required by the Lender, the Title Company and/or the Closing Attorney necessary to complete the purchase of the property located at 2526 Chandawood Lane, Pelham, AL 35124 and more particularly described as follows, to-wit:

Lot 267, according to the survey of Chandalar South, 6th Sector Addition, as recorded in Map Book 7, Page 50, in the Office of the Judge of Probate 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 purchasing said property, and to do such other acts as I might do in purchasing 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.

Executed this 27 day of August, 2025.

Derik R. Akers
Derik R. Akers

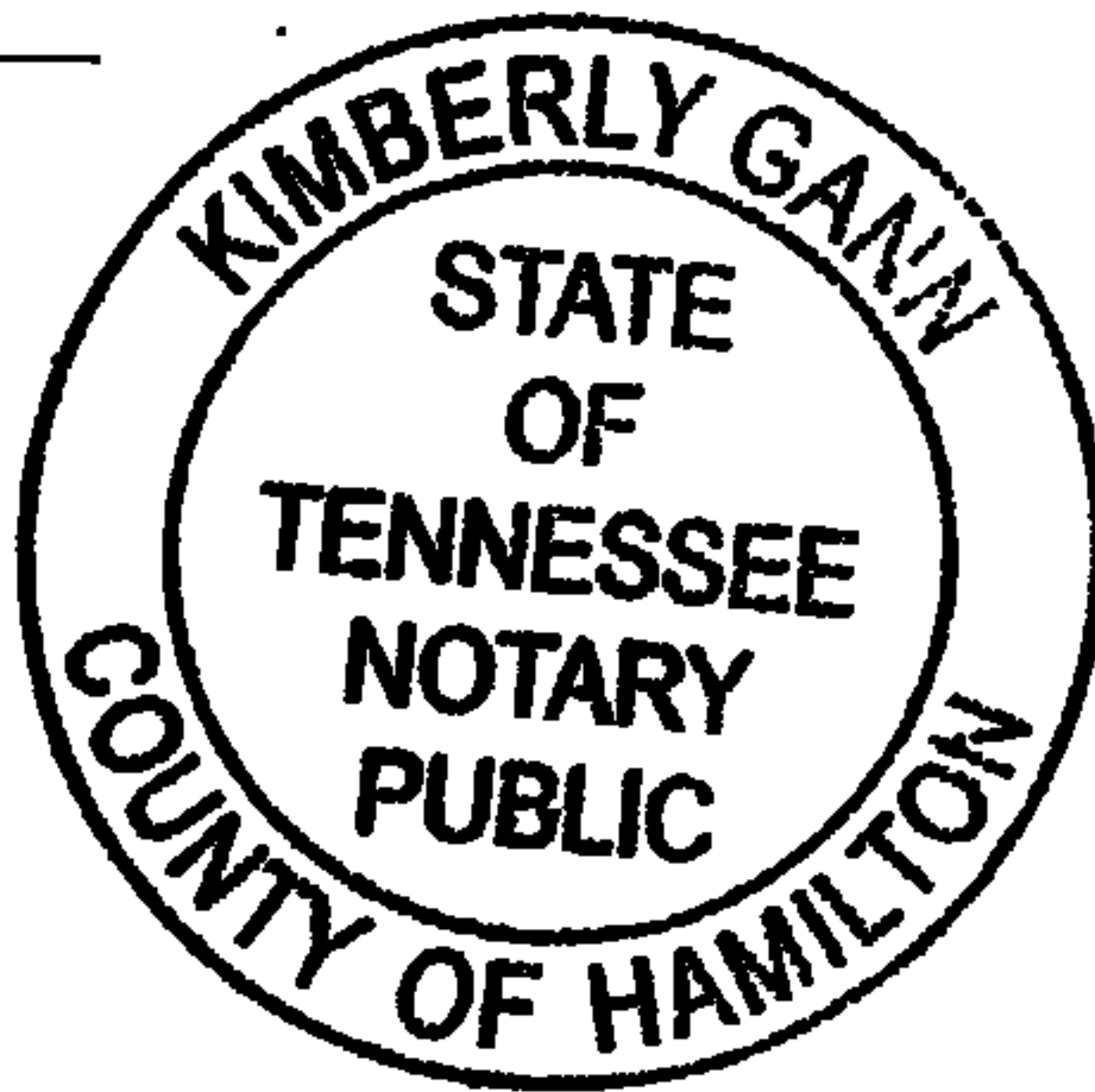
STATE OF Tennessee

COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derik R. Akers, 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 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 27th day of August, 2025.

Kimberly Gann
Notary Public
COMMISSION EXPIRES
12-13-2027



This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway, Suite 280
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:52:04 AM
\$25.00 CHARITY
20250916000283130

Allie S. Bayl