

STATE OF ALABAMA
COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Robert Gold, as principal (hereinafter referred to as "Principal"), do hereby appoint Luke Richards, as 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 Seller Closing Disclosure, ALTA Settlement Statement, Deed, IRS 1099 Form and any other required documents or forms required by the Lender, the Title Company and/or Closing attorney necessary to complete the conveyance of property located at 7 Montagel Way, Shoal Creek, AL 35242 and more particularly described as follows, to-wit:

Lot 176B, according to the Survey of Montagel, as recorded in Map Book 23, page 6 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 conveying said property, and to do such other acts as I may do in conveying 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 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 18th day of September, 2025.

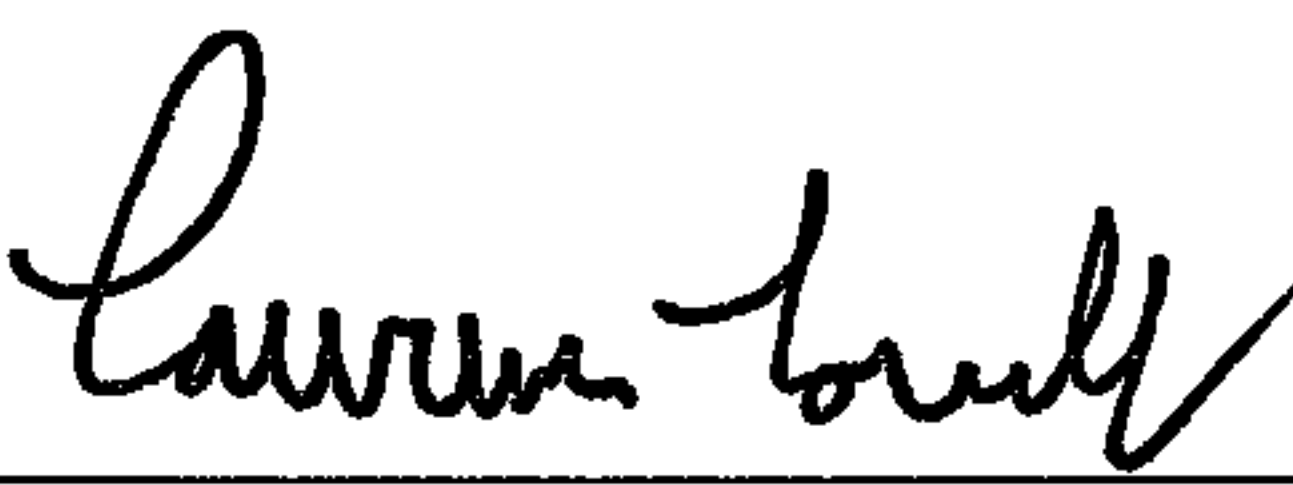


Robert Gold

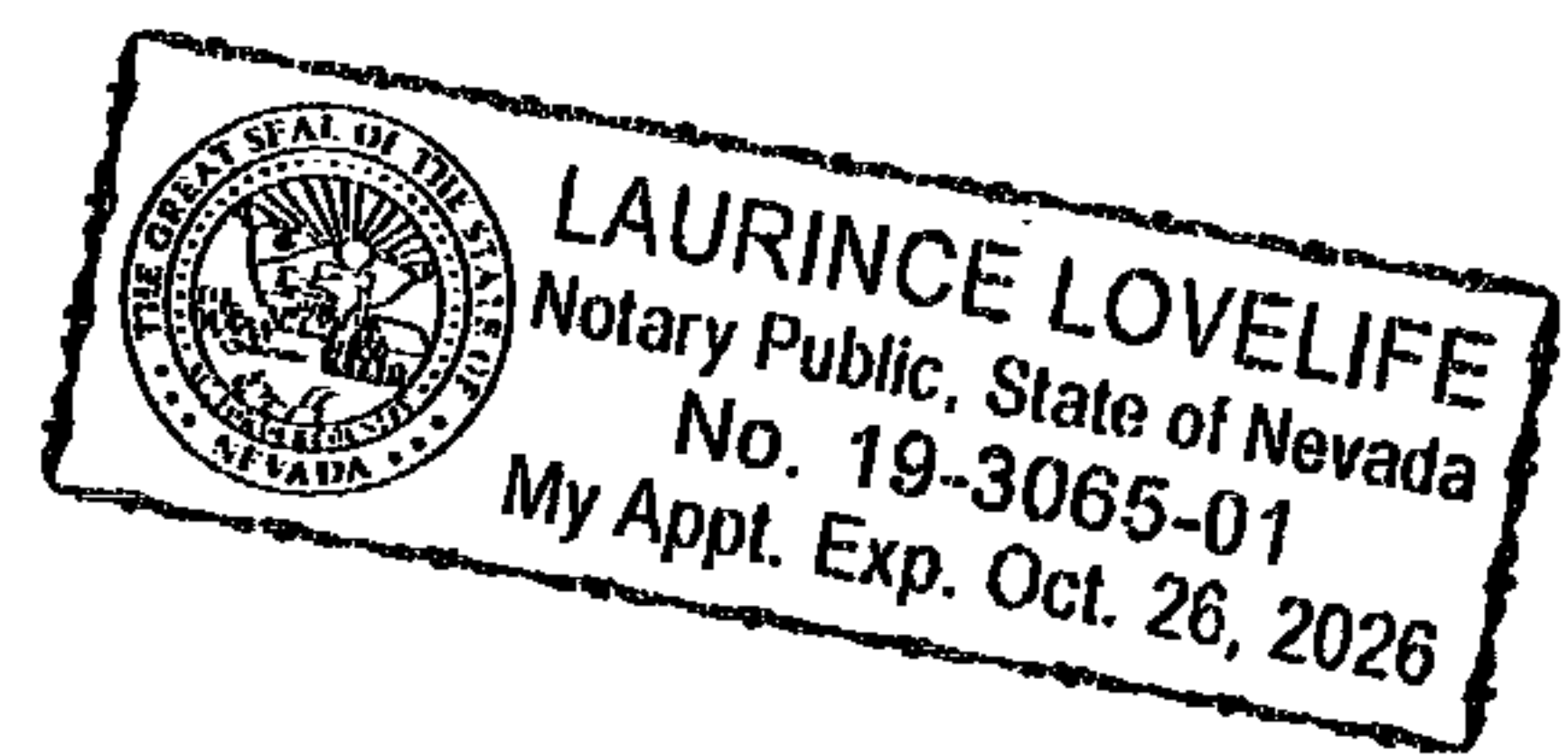
STATE OF Nevada
COUNTY OF Clark

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Gold, 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.

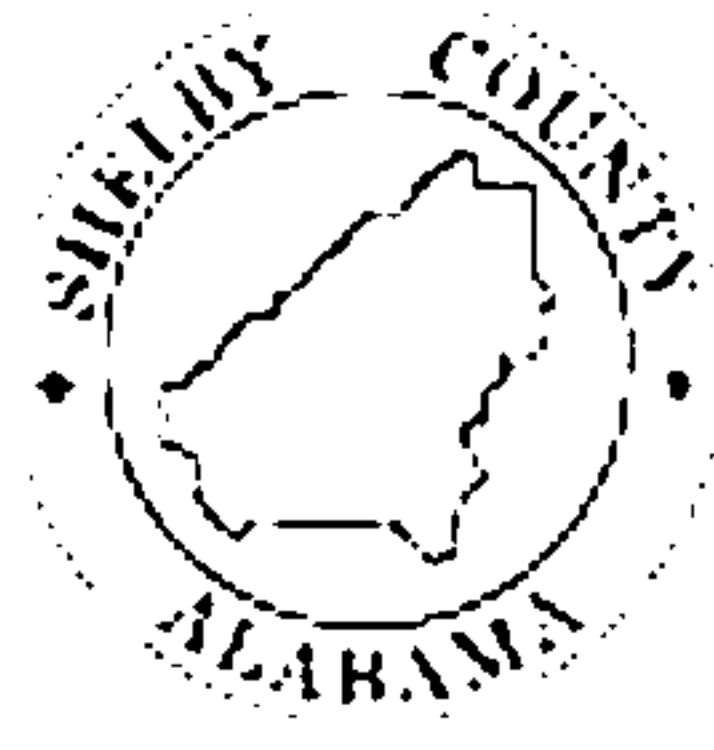
Given under my hand and official seal this 18th day of September, 2025.



Notary Public



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
12/02/2025 08:27:42 AM
\$25.00 PAYGE
20251202000367600

