

STATE OF ALABAMA
COUNTY OF SHELBY

**SPECIFIC POWER OF ATTORNEY
TO
SELL REAL ESTATE**

BE IT KNOWN, that on this 30th day of December, 2025, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

Richard P. Storm
("Affiant")

a person of the full age of majority who declared that he is the owner of real property located at 2300 Twelve Oaks Drive, Hoover, AL 35244 said property being more particularly described as follows:

LOT 3612, according to the Survey of Riverchase Country Club 36th Addition, as recorded in Map Book 21, Page 37, in the Probate Office of Shelby County, Alabama.

And Affiant further declared that he does name, constitute and appoint and does by these presents make, constitute and appoints **Steven T Lebo**, a person of the full age of majority and a resident of the State of Alabama, his true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for him, all in his name and behalf, to represent her interests as he sees fit and to sell the herein referenced real property owned by them to Ginger L Milne and Stephen Milne for the total purchase price of \$1,180,000.00 and on the other terms and conditions as set forth in that certain Contract of Sale between the parties originally dated November 9, 2025.

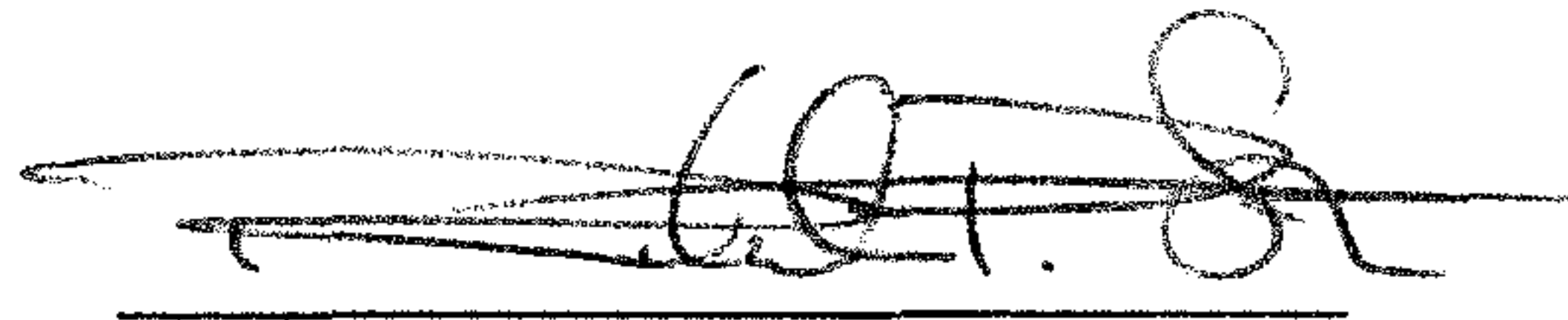
The powers granted herein include the powers to pass, sign and execute all deeds, affidavits, settlement statements and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually, and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Affiant could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Affiant.

In consideration of acceptance of this power of attorney, Affiant agrees to hold harmless and indemnify any person or party relying on same from any loss, claim or damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

THUS DONE AND PASSED on the day, month and year herein first written above.

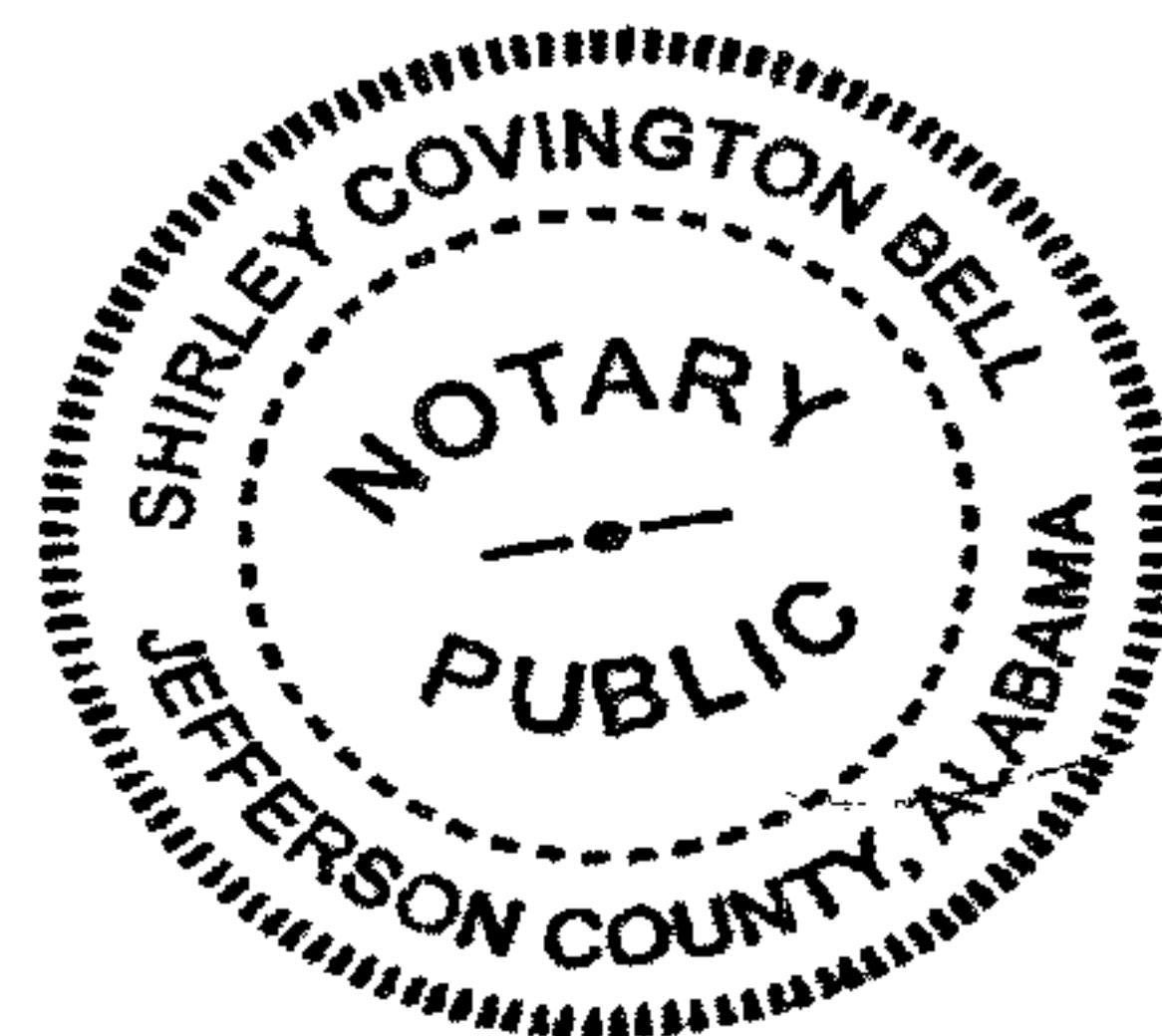


Richard P. Storm

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Richard P. Storm, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 30th day of December, 2025.


Notary Public
My Commission Expires: 5/3/2027



THIS INSTRUMENT PREPARED BY:
SHANNON E. PRICE, P.C.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201
(205) 251-3151



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2026 08:11:43 AM
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