

Durable Limited Power of Attorney (Property, Mortgage and Insurance)

I, the undersigned principal, Austin Adams resident of the State of Alabama, hereby appoint Melvin Barrera hereinafter referred to as the Agent, as my attorney in fact, hereby granting the Agent full power and authority, to act in name and place of Principal to perform the acts and matters set forth herein.

THIS POWER SHALL BECOME EFFECTIVE AS OF THE DATE I SIGN THIS DOCUMENT AND SHALL NOT BE AFFECTED BY MY DISABILITY, INCAPACITY OR INCOMPETENCY OR BY ANY UNCERTAINTY AS TO WHETHER I AM DEAD OR ALIVE.

I grant the Agent the authority to exercise any or all of the following powers:

To perform all actions in the name and place of Principal related to the real property located at 234 Willow Point Circle, Alabaster, AL 35007 (the "Property"), which includes, but is not limited to, making mortgage payments related to the Property, updating contact information with any mortgage company, obtaining mortgage information, obtaining mortgage payoff amounts, obtaining accountings from any mortgage company, instructing any mortgage company with respect to the application or payment of any funds held in escrow by the mortgage company, instructing and directing any mortgage company regarding the payment of any insurance amounts paid by any insurance company to Principal and/or mortgage company related to the Property, arranging for insurance related to the Property, making all insurance payments, updating contact information with any insurance company for insurance related to the Property, cancelling, procuring, or obtaining insurance for the Property in the name of the Principal, instructing and directing any insurance company regarding the payment of any insurance recovery for any loss related to the Property, real estate closings related to the Property, instructing and directing any escrow agent with respect to any transaction related to the Property, and executing any and all documents on behalf of Principal related to the Property.

The Agent may perform the actions listed above even if such actions result in a direct or indirect benefit to Agent. This Durable Limited Power of Attorney shall pertain ONLY to matters concerning the aforementioned real property, and in those matters shall be absolute. This Durable Limited Power of Attorney shall become valid as of date executed by the Principal and be in force thereafter.

[SIGNATURES ON FOLLOWING PAGE]

Initials

For Principal:

I Austin Adams, the principal, sign my name to this power of attorney this 27th day of March, 2026 and, being first duly sworn, do declare to the undersigned authority that I sign and execute this instrument as my power of attorney and that I sign it willingly, or willingly direct another to sign for me, that I execute it as my free and voluntary act for the purposes expressed in the power of attorney. I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Austin Adams
Principal Signature

For Witness:

I, Connor H. Theune, the witness, sign my name to the foregoing power of attorney being first duly sworn, and do declare to the undersigned authority the principal signed and executed this instrument as the principal's power of attorney and that the principal signed it willingly, or willingly directed another to sign for the principal, and that I, in the presence and hearing of the principal signed this power of attorney as witness to the principal's signing, and to the best of my knowledge the principal is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Connor H. Theune
WITNESS NAME

Connor H. Theune
Signature

Notary Acknowledgement

STATE OF Alabama

COUNTY OF Jefferson

Subscribed, sworn to or affirmed, and acknowledged before me by Austin Adams, the principal, and subscribed and sworn to or affirmed before me by Connor H. Theune, witness, this 27th day of March, 2026.

[Signature]
Notary Public Signed

My Commission Expires 04-05-2028

Prepared By:
Brian Cloud
Cloud & Willis, LLC
3928 Montclair Road, Ste 227
Birmingham, A 35209

Initials



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
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Allie S. Beyl