

REAL ESTATE POWER OF ATTORNEY

I, Lexie Maxwell of 1184 Clearview Drive (Street) in the City of Dunwoody State of Georgia (the "Principal") hereby appoint Alfred Amos of 479 Pick Street, (Street) in the City of Cortez State of Georgia (the "Agent") to act on my behalf for the purpose set forth in Article 1 below.

ARTICLE 1. ASSIGNMENT OF AUTHORITY

(**Initial** and **Check** the Applicable Types):

LM - **SALE of Real Estate:** My agent is authorized to act in my behalf for the purpose of selling the lands and premises located at 729 Hanifan Lane, Dunwoody, Georgia and with a legal description of Lot 6, & the South ½ of Lot 3, & West 60 feet of South ½ of Lot 4. My agent is authorized to perform any and all acts related to such sale, including, but not limited to, executing, modifying and delivering any and all documents necessary to complete the transaction as well as accepting the closing proceeds for deposit into my account which has been previously disclosed to my agent.

- **PURCHASE of Real Estate:** My agent is authorized to act in my behalf for the purpose of purchasing the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such purchase, including, but not limited to the financing and mortgaging of the property. My agent is authorized to execute, modify and deliver any documents necessary to complete the financing and purchase of the property as well as to withdraw and disburse funds necessary for the closing from my account which I have previously disclosed to my agent.

LM - **MANAGEMENT of Real Estate:** My agent is authorized to act on my behalf for the purpose of managing the premises located at 729 Hanifan Lane, Dunwoody, Georgia and with a legal description of Lot 6, & the South ½ of Lot 3, & West 60 feet of South ½ of Lot 4. My agent is authorized to perform all acts related to maintaining the property such as but not limited to: making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as needed for day-to-day management.

LM - **REFINANCING of Real Estate:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at 729 Hanifan Lane, Dunwoody, Georgia and with a legal description of Lot 6, & the South ½ of Lot 3, & West 60 feet of South ½ of Lot 4. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

ARTICLE 2. DURABLE POWER OF ATTORNEY

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article 3(b).

ARTICLE 3. TERM

(**Initial** and **Check** the Applicable Term):

- a. _____ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the _____ day of _____, 20____.
- b. _____ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.
- c. LM - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.

ARTICLE 4. RATIFICATION

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

ARTICLE 5. GOVERNING LAW

This Note shall be governed by, and construed in accordance with, the laws of the State of Georgia.

ARTICLE 6. REVOCATION

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 3rd day of January, 2025.

Principal's Signature: Lexie Maxwell

Print Name: Lexie Maxwell

AFFIRMATION BY WITNESS 1

I, Carlos Timms, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 1 Signature: Carlos Timms

Print Name: Carlos Timms

AFFIRMATION BY WITNESS 2

I, _____, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 2 Signature: _____

Print Name: _____

Only 1 Witness Required in GA per § 10-6B-5

ACCEPTANCE BY AGENT

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature: Alfred Amos

Print Name: Alfred Amos

NOTARY ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 20____, I, _____, a Notary Public for and by virtue of my commission from the _____ State of _____, as the _____ of the _____, appeared before me and presented to me a true and correct copy of the foregoing instrument and acknowledged that she/he executed the same for the purposes and deed.

To be completed by a Notary Public ONLY

Notary Public

Print Name: _____ My commission expires: _____