

STATE OF ALABAMA

JEFFERSON COUNTY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That we, James J. Ferreira and Barbara R. Ferreira residing at 4431 Piedmont EVANS, GA 30809 hereby make, constitute and appoint Shelly Levin as our true and lawful attorney, to act in and conduct for us, in our names, places and steads, to do and execute the following acts, deeds and things on the 31st day of May, 1996:

Inst # 1996-19308

(a) To sell, exchange and dispose of the real estate which is located at 6203 Manchester Circle, Birmingham, Pelham, Alabama 35124, which is more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

to W. Noah Gay and Sally J. Gay for the sales price of \$140,000.00, and aforesaid purchaser will execute the mortgage loans to Regions Mortgage, Inc. and First Alabama Bank; and to execute any contract, conveyances, or other instruments whatsoever, with full covenants of warranty;

(b) To demand, recover, and receive, all and any sums of money, debts or effect, due, payable, coming or becoming due on account of such sale of the hereinabove described real property;

(c) To generally do and perform all matters and things, transact all business, make, execute and acknowledge all contracts, orders, deeds, other conveyances, mortgages, leases and to execute all other instruments of every kind which may be necessary or proper to effectuate all powers hereinabove specifically granted, or any other matter or thing appertaining to the sale of said hereinabove described real property, with the same full powers, and to all intents and purposes, with the same validity as we could, if personally present (giving and granting unto our said attorney, full power to substitute one or more attorneys under him, and the same at his pleasure to revoke); and hereby ratifying and confirming whatsoever our said attorney shall and may do, by virtue hereto;

(d) The powers herein granted to our said Attorney-in-Fact shall be exercisable by him on the 31st day of May, 1996 and shall remain in effect for six (6) months after the closing and disbursement of mortgage loan executed by the purchaser hereinabove to facilitate the execution of any further documentation which may be required in regard to the mortgage loan;

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY OUR DISABILITY, INCOMPETENCY OR INCAPACITY AND MAY BE EXERCISED NOTWITHSTANDING ANY SUCH DISABILITY, INCOMPETENCY OR INCAPACITY AND NOTWITHSTANDING ANY UNCERTAINTY AS TO WHETHER WE ARE DEAD OR ALIVE.

06/13/1996-19308
02:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 13.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 24~~th~~ day of May, 1996.



JAMES J. FERREIRA


BARBARA R. FERREIRA

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that James J. Ferreira and Barbara R. Ferreira whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24~~th~~ day of May, 1996.



NOTARY PUBLIC

Affix Notarial Seal

My commission expires: 5/27/96

THIS INSTRUMENT WAS PREPARED BY:
David F. Ovson, Attorney at Law
Lange, Simpson, Robinson & Somerville
728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

EXHIBIT A
(Real Estate Description)

Lot 37, according to the Survey of Valley Station 2nd Sector, as recorded in Map Book 7, page 48, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described parcel of said Lot 37:

Beginning at the Northeast corner of Lot 37, run in a Southerly direction along the East line of said Lot 37 for a distance of 74.07 feet to a corner on the East line of said Lot 37; thence turn an angle to the right of $151^{\circ}35'39''$ and run in a Northwesterly direction for a distance of 69.53 feet to a point on the curved South right of way line of Manchester Circle; thence turn an angle to the right and run along said curved South right of way line of Manchester Circle for a distance of 36.09 feet, more or less, to the point of beginning.

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