

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, Joan C. Phillips do hereby appoint Max D. Babos as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit and other miscellaneous required documents and should there be any changes to the Deed or Lien Waiver, in connection with the sale of property located at 945 Greystone Highlands Circle, Birmingham, AL 35242 more particularly described as follows, to-wit:

Lot 23, according to the Amended Map of Greystone Highlands, Phase 1, as recorded in Map Book 19, Page 24 in the Probate Office, Shelby County, Alabama.

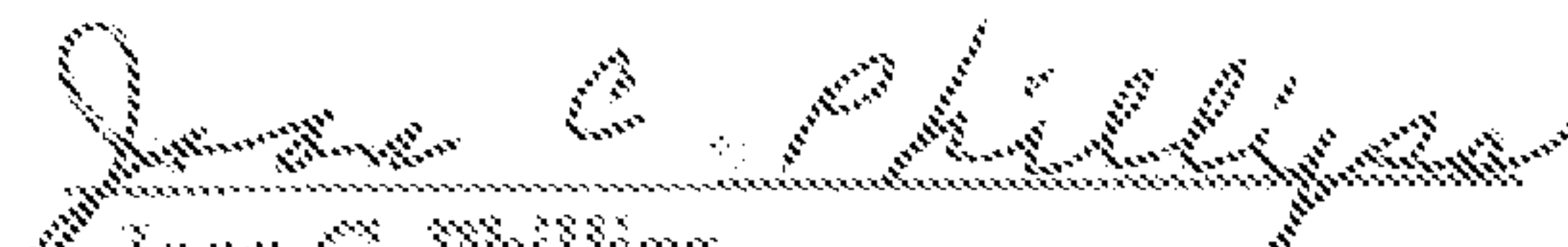
On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with selling said property, and to do such other acts as I might do in selling said property.

I further give and grant unto my said attorney-in-fact 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 said attorney shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 30TH day of JUNE, 2015, 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 the 30th day of June 2015.

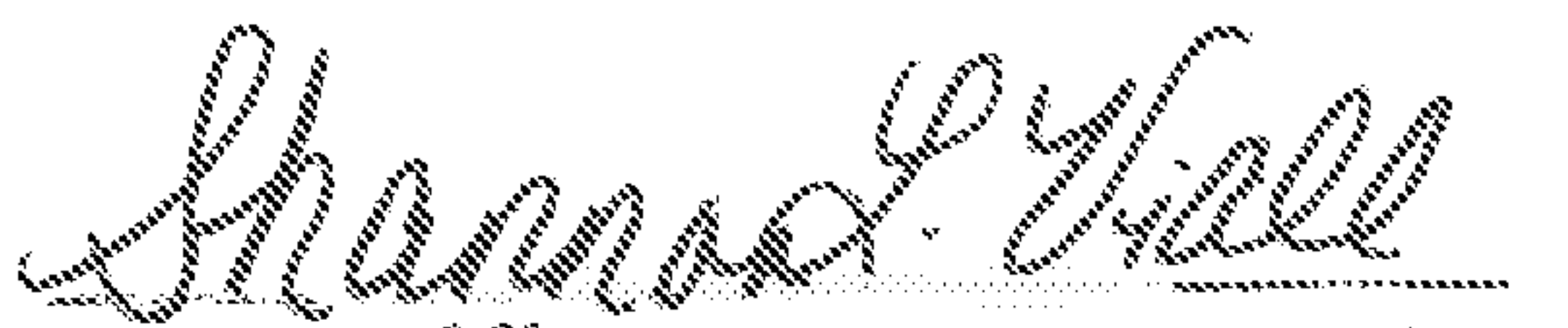

Joan C. Phillips

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan C. . Phillips, 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 the said Durable Special Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of June, 2015.

MUST AFFIX SEAL


Notary Public
Print Name: Shannon L. Hall
Commission Expires: 11-18-18

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
EXECUTIVE REAL ESTATE GROUP, LLC
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2015 03:17:02 PM
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