

STATE OF Missouri
COUNTY OF Greene

20160513000164600 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/13/2016 12:24:46 PM FILED/CERT

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, Jeffrey M. Denney, of the community of Springfield, County of Greene, State of Missouri, have made constituted and appointed, and by these presents do make, constitute, and appoint, Mary Gene Denney of the Community of Columbiana, County of Shelby, State of ALABAMA, my true and lawful attorney for me and in my name, place and stead, and for my use and benefit, to execute all documents necessary or proper regarding the refinance of the property located at:

PROPERTY LOCATED AT: Willow Island Subdivision, Shelby, Alabama 35143, Lot 11

See Attached Exhibit "A" Legal Description

This Power of Attorney shall not be affected by disability, incompetence, or incapacity of the principal Jeffrey M. Denney, it being the intent of the principal to form a Specific Durable power of attorney.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might ratifying and confirming that my said attorney, or his substitutes, shall lawfully do or cause to be done by these presents.

This Power of Attorney shall remain in effect until revoked by me in writing and said revocation is recorded in the Office of the Probate Judge of Shelby County, Alabama. This document hereby expressly revokes any previous Power of Attorney executed by me, regardless of requirements or revocation contained therein.

Witness my hand this the 4th day of May, 2016

Jeffrey M. Denney

STATE OF Missouri
COUNTY OF Greene

I, the undersigned authority, DIAN L. MILLER, a Notary Public, in and for said County and State, hereby certify that Jeffrey M. Denney, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me, on this day that, being informed of the contents of the said Power of Attorney, he executed the same and delivered the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of May, 2016

DIAN L. MILLER
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Mar. 18, 2017
Commission #13762834

Dian L. Miller
Notary Public

My Commission Expires: 3/18/17

EXHIBIT "A"

Lot 11, according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described, if the same were extended and ;projected from their present terminus to the water level. All rights are subject to the right of grantors to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate.

ALSO:

In addition to above, grantors do hereby convey to the grantees and to their successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed. The grantees herein, their successors and assigns shall also have the right to use the boat launching facilities and picnic area located in said subdivision provided, however, there shall be no burden on the grantors to maintain said facilities between the time of the execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River. It is understood there is no liability on the grantors or their successors or assigns for any injuries suffered by any persons using said launching facilities.

Said lot is conveyed to subject to the protective covenants recorded in Deed Book 220, on page 891, in Probate Office of Shelby County, Alabama.



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