

STATE OF ALABAMA

COUNTY OF SHELBY

DURABLE SPECIAL POWER OF ATTORNEY

I, FAYE M. COHEN do hereby appoint BENJAMIN P. COHEN 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, ALTA Statement, Closing Disclosure Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit, addendums, contract items, 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 1188 Berwick Road, Birmingham, AL 35242 and more particularly described as follows, to-wit:

LOT 44, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF 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 23 day of November, 2016, 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 23rd day of Novemberr, 2016.

Faye M. Cohen
FAYE M. COHEN

STATE OF Virginia

COUNTY OF Stafford

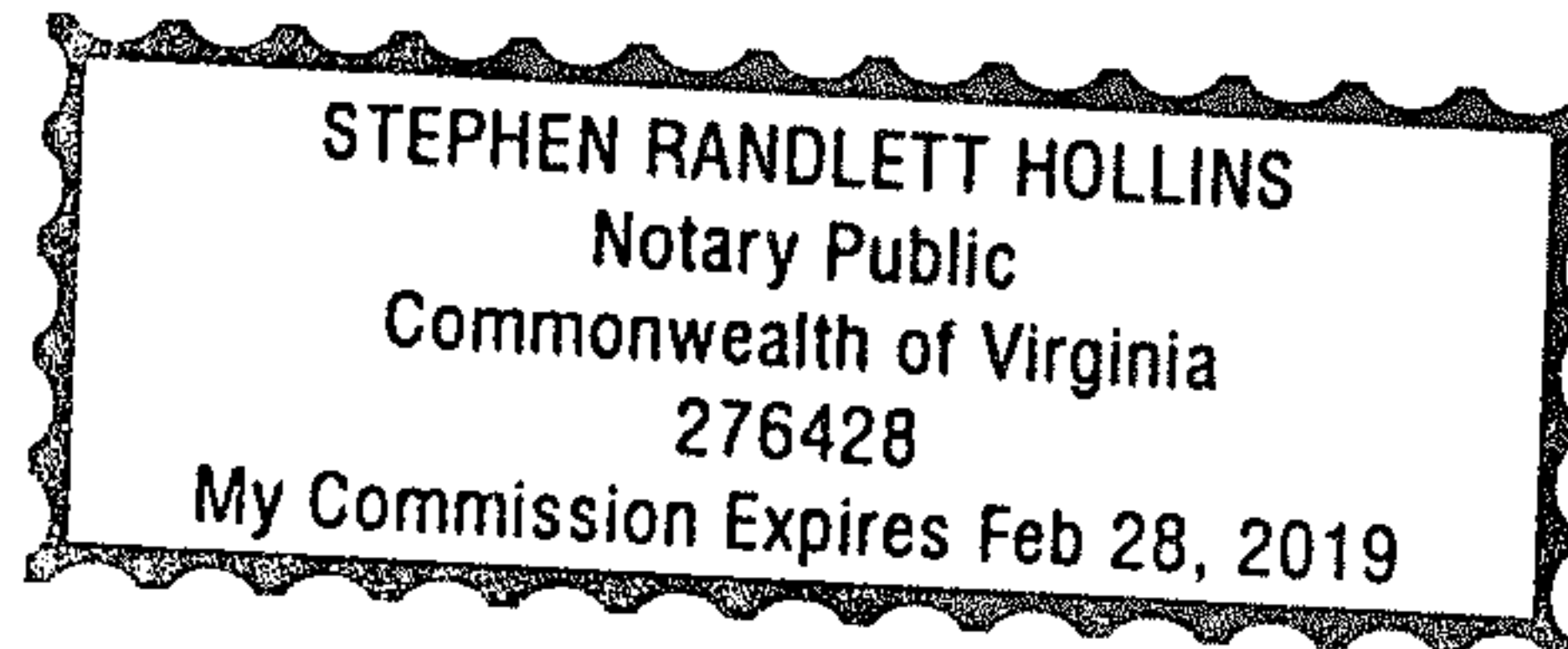
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FAYE M. COHEN, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special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

Given under my hand and official seal this the 23rd day of November, 2016.

[Signature]
Notary Public
Print Name: STEPHEN R. Hollins
Commission Expires: 2/28/2019

MUST AFFIX SEAL

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
11/30/2016 02:52:27 PM
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[Signature]