

STATE OF ALABAMA
COUNTY OF SHELBY

20171227000458280
12/27/2017 08:23:53 AM
POA 1/2

**SPECIFIC POWER OF ATTORNEY
TO
SELL REAL ESTATE**

BE IT KNOWN, that on this 15th day of December, 2017, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**Merrill H. Ingram, a married man
("Affiant")**

a person of the full age of majority who declared that he is the owner of real property located at 47191 Portobello Road, Birmingham, AL 35242, said property being more particularly described as follows:

UNIT 191, BUILDING 47, IN EDENTON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 20070420000184480, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN 20070508000215560, SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN 20070522000237580, THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT 20070606000263790, FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT 20070626000297920 , 5th AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EDENTON AS RECORDED IN INSTRUMENT 20070817000390000 AND ANY AMENDMENTS THERETO, TO WHICH DECLARATION OF CONDOMINIUM A PLAN IS ATTACHED AS EXHIBIT "C" THERETO, AND AS RECORDED AS THE CONDOMINIUM PLAT OF EDENTON A CONDOMINIUM, IN MAP BOOK 38, PAGE 77, AND 1ST AMENDED CONDOMINIUM PLAT OF EDENTON, A CONDOMINIUM AS RECORDED IN MAP 39, PAGE 4, AND ANY FUTURE AMENDMENTS THERETO, ARTICLES OF INCORPORATION OF EDENTON RESIDENTIAL OWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT 20070425000639250 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF EDENTON RESIDENTIAL OWNERS ASSOCIATION INC. ARE ATTACHED AS EXHIBIT "B" THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, BY SAID DECLARATION OF CONDOMINIUM SET OUT IN EXHIBIT "D". TOGETHER WITH RIGHTS IN AND TO THAT CERTAIN NON-EXCLUSIVE ROADWAY EASEMENT AS SET OUT IN INSTRUMENT 20051024000550530 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

And Affiant further declared that he does name, constitute and appoint and does by these presents make, constitute and appoints **Phyllis S. Ingram**, a person of the full age of majority and a resident of the State of Alabama, his true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for him, all in his name and behalf, to represent his interests as she sees fit and to sell the herein referenced real property owned by them to David Beretta for the total purchase price of \$199,000.00 and on the other terms and conditions as set forth in that certain Contract of Sale between the parties originally dated November 17, 2017.



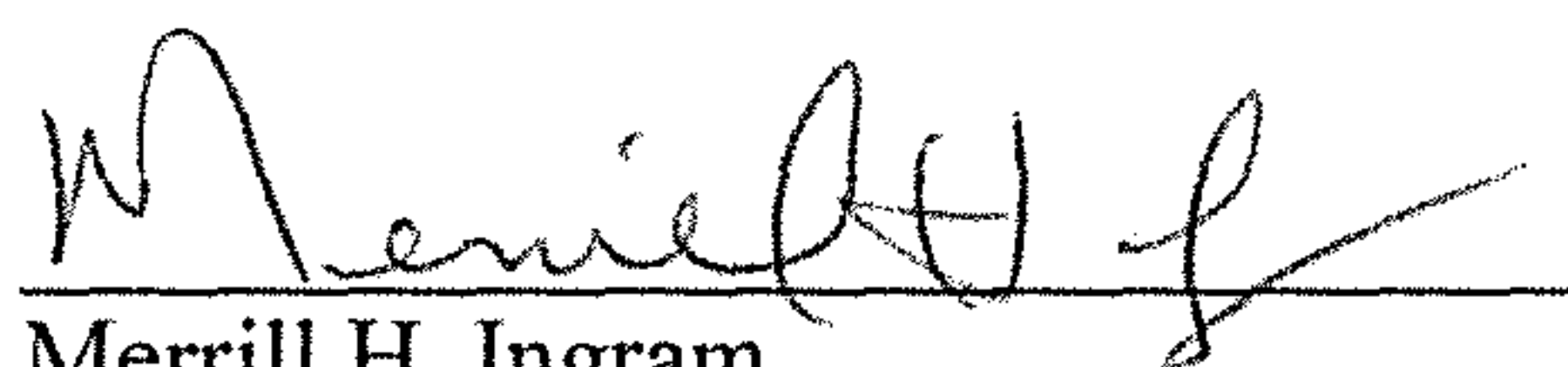
The powers granted herein include the powers to pass, sign and execute all deeds, affidavits, settlement statements and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually, and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Affiant could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Affiant.

In consideration of acceptance of this power of attorney, Affiant agrees to hold harmless and indemnify any person or party relying on same from any loss, claim or damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

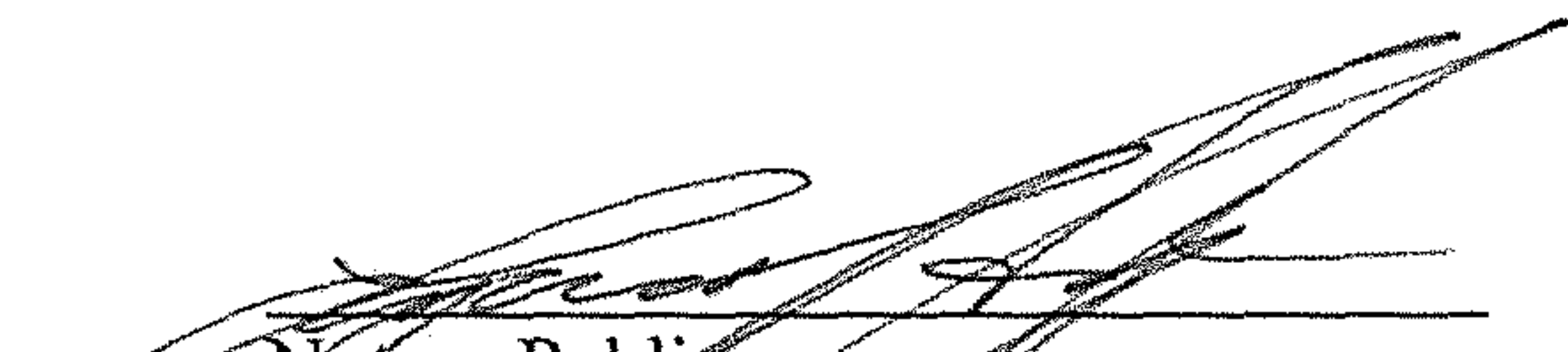
The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

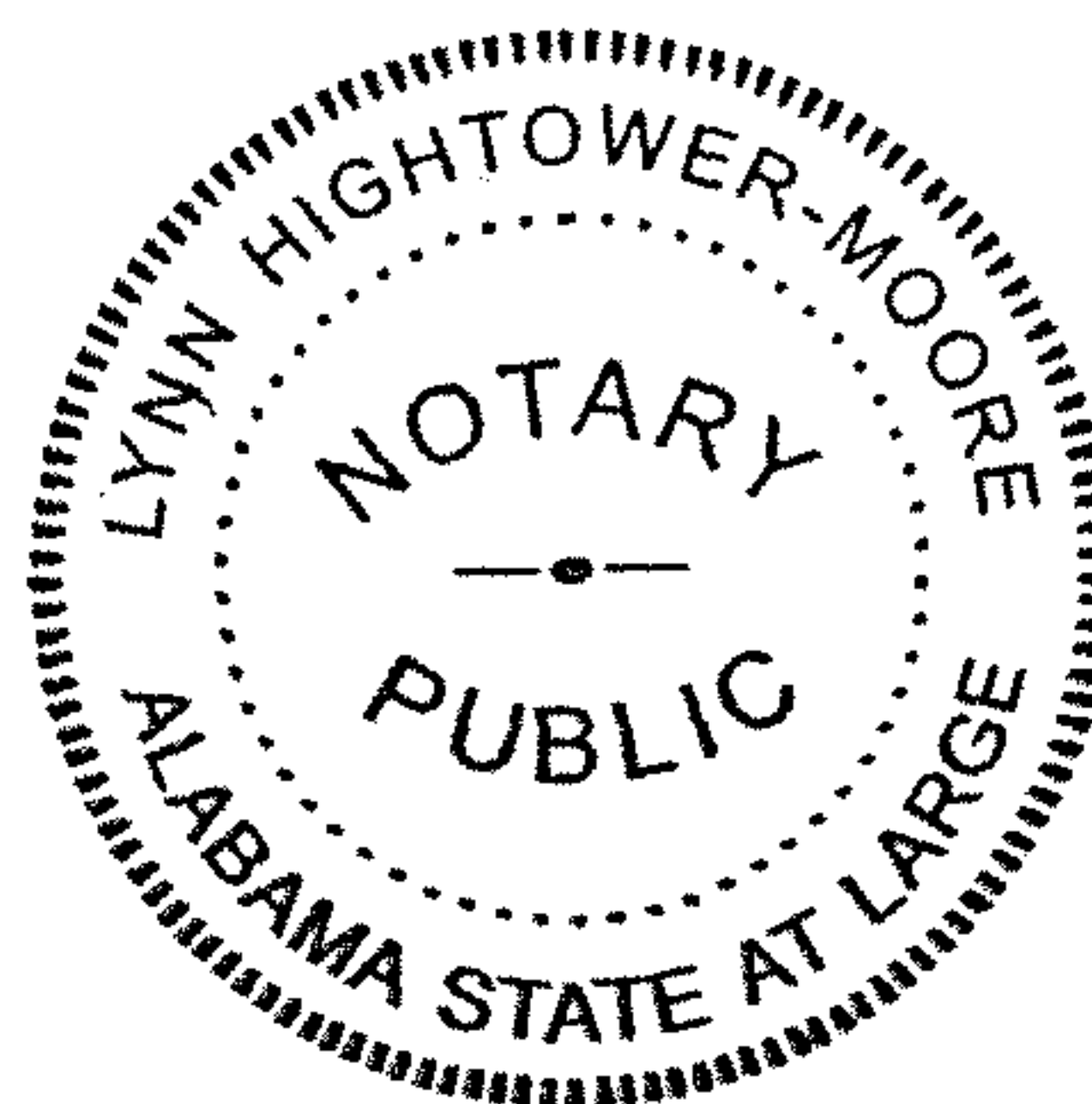
THUS DONE AND PASSED on the day, month and year herein first written above.


Merrill H. Ingram

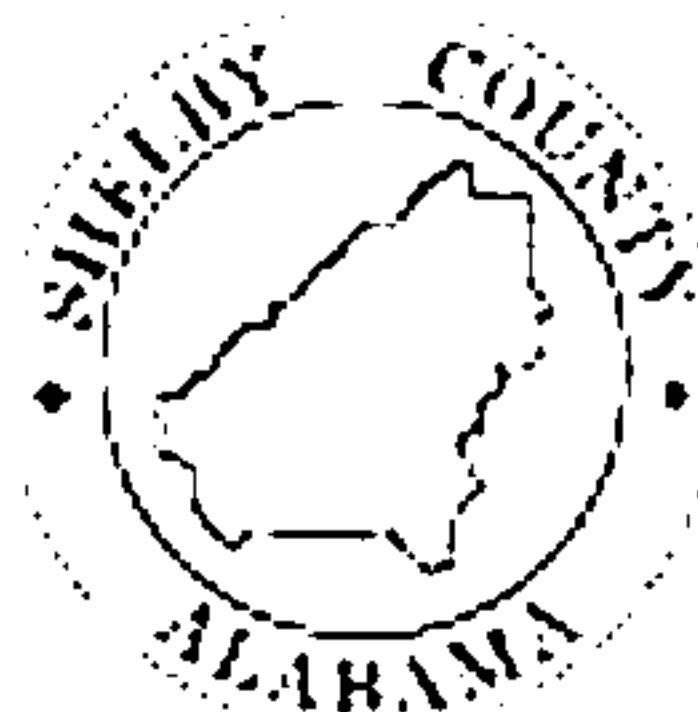
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Merrill H. Ingram, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 15th day of December, 2017.


Notary Public
My Commission Expires: 1-8-18



THIS INSTRUMENT PREPARED BY:
SHANNON E. PRICE, P.C.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201
(205) 251-



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/27/2017 08:23:53 AM
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