

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I/we Misha Mitchell of Shelby County, State of Alabama by these presents do make, constitute and appoint Lewis Dean Chitwood of Jefferson County, State of Alabama as my/our true and lawful Attorney-in-Fact and Agent (hereinafter called Agent), for me/us in my/our name(s), place and stead and for my/our behalf and benefit:

1. **SPECIFIC GRANT OF POWER:** To exercise or perform the specific act enumerated below relating to the transaction of property, real or personal, tangible or intangible, to be sold or bought by me. I/we grant my/our Agent full power and authority to do fully as I/we might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my/our Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted:

a. **POWER TO SELL/CONVEY:** To sell and/or convey, purchase, refinance or mortgage, buy or sell real or personal property, tangible or intangible any interest therein, on such terms and conditions as my/our Agent shall deem proper, with full authority to sign, endorse, execute and deliver any and all instruments or documents pertaining to the sale of the real or personal property located at 47 Mt. Laurel Avenue, Birmingham, Al. 35242 and further described as follows:

Lot 7-02, Block 7, according to the Survey of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72A in the Office of the Judge of Probate of Shelby County, Alabama.

2. **INTERPRETATION AND GOVERNING LAW:** This instrument is to be construed and interpreted as a specific durable power of attorney and shall not be affected by my disability, incompetence or incapacity. This instrument is executed and delivered in the State of Alabama and the laws of the State of Alabama shall govern all questions as to the validity of the power and the construction of its provisions.

3. **INDEMNITY:** I/we hereby bind myself/ourselves to indemnify my/our Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorney fees which my/our Agent at any time may sustain or incur in connection with carrying out the authority granted in this Power of Attorney.

4. **THIRD PARTY RELIANCE:** Third parties may rely upon the representatives of my/our Agent as to all matters relating to the specific power granted to my /our Agent and no person who may act in reliance upon the representations of my /our Agent of the authority granted to my Agent shall incur any liability to me/us or my estate as a result of permitting my/our Agent to exercise this power.

IN WITNESS WHEREOF, I/we have executed this Specific Durable Power of Attorney, which shall not be affected by my disability, incapacity or incompetence and I/we have directed that

photographic copies of this power be made which shall have the same force and effect as an original.

Dated this the 27 day of December, 2019.

X. Misha Mitchell

MISHA MITCHELL

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Misha Mitchell whose name(s) is/are signed to the foregoing Specific Durable Power of Attorney and who is/are known to me, acknowledged before me on this day that being informed of the conveyance he/she executed the same voluntarily on the day the same bears date.

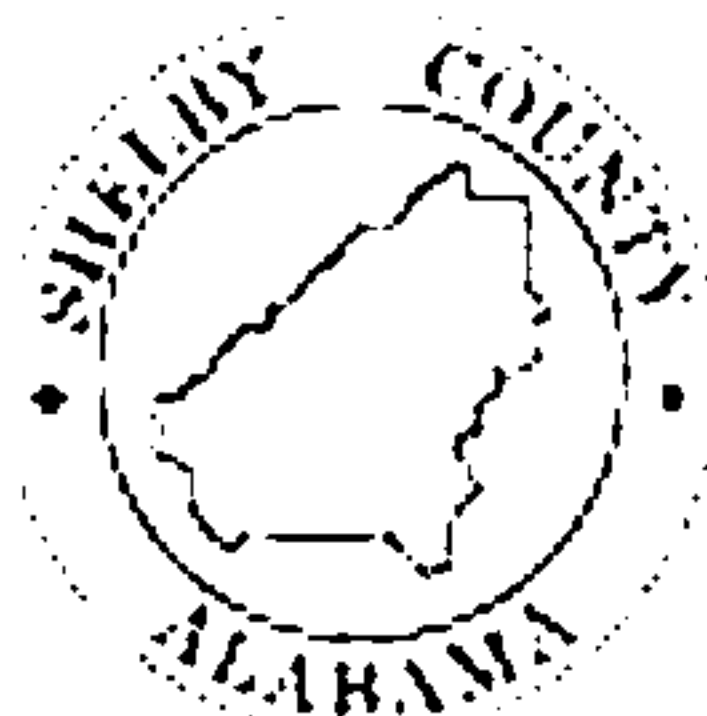
Given under my hand and seal this the 27 day of December, 2019.

Kristie Cole Fuller

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/7/21

THIS INSTRUMENT PREPARED BY:
Marcus L. Hunt
2870 Old Rocky Ridge Rd.
Birmingham, Al. 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2020 09:29:40 AM
\$25.00 CHERRY
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Allie S. Beal