

ORIGINAL

SPECIAL DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THE I, Joan Marie Trainor, of the County of St. Marys, City of Scotland Beach, State of Maryland, have and hereby DO IRREVOCABLY MAKE, CONSTITUTE AND APPOINT, my son, James Edward Trainor, Jr., of 2001 Mount Vernon Road, Cedar Rapids, Iowa 52043, my true and lawful attorney, for me, and in my name, place and stead, to perform the following:

1. To make, execute, acknowledge and deliver any and all agreements, contracts, deeds, orders, writings, assurances and other documents and instruments which may be necessary or proper to effectuate the sale and conveyance of any real estate I may own in Shelby County, Alabama, including but not limited to 2529 Marcal Road, Birmingham, Alabama 35244.

2. To make such sale and conveyance, including a sale on land contract, for such price and on such terms and conditions as my attorney shall deem best.

3. To receive on my behalf, and in its name any sum or sums of money payable, coming or belonging to me, as a result of such real estate sale by my said attorney, and representing the proceeds of such sale.

4. To execute and approve all documents necessary for the closing of the above real estate sale, including, but not limited to, the documents necessary for compliance by a Seller with the Real Estate Settlement Procedures Act (RESPA), providing any and all information necessary to a realtor or prospective lender of any proposed purchaser.

5. To let and lease the above-described premises, or to mortgage the same, until a sale can be effectuated, all upon such terms and conditions as my said attorney deems advisable.

6. To generally act in the premises as effectually as I could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall do by virtue hereof.

GIVING AND GRANTING unto said attorney full power and authority to do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property, and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in aid and exemplification of the full, complete, and general power herein granted, and not in limitation or definition thereof; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

Courtney Mason

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns; whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been actually received by my attorney. Further, this power of attorney shall not be affected by disability, incompetency, or incapacity of the principal it being our intention this document constitute a special durable power of attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of July, 1985.

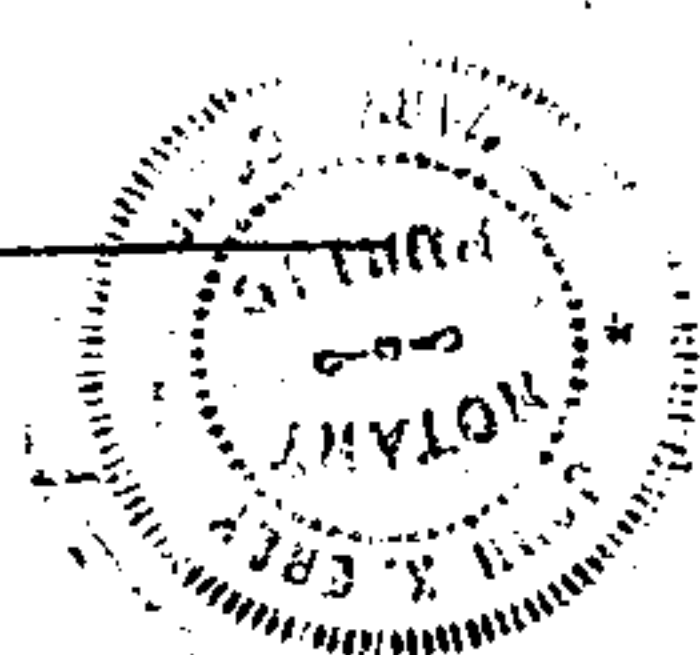
Joan Marie Trainor
JOAN MARIE TRAINOR

STATE OF Maryland
COUNTY OF St. Mary's

I, the undersigned, in and for said County in said State, hereby certify that Joan Marie Trainor, whose name is signed to the foregoing Special Durable Power of Attorney and who is known to me, acknowledged before me on this day that, being informed of the contents of the Special Durable Power of Attorney, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 8 DAY OF July, 1985.

John H. Guly
NOTARY PUBLIC



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 AUG 12 AM 10:34

Thomas H. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>3.50</u>