

SPECIAL DURABLE POWER OF ATTORNEY

I, Marcia F. Nicholls, of 2352 Greendale Drive, City of Sarasota, County of Sarasota, State of Florida, do hereby appoint John R. Nicholls of 2352 Greendale Drive, City of Sarasota, County of Sarasota, State of Florida, as my lawful attorney-in-fact, for me in my name, place, and stead, and for my use and benefit:

To purchase the real property located at 1402 Michael Drive, City of Alabaster, County of Shelby, State of Alabama, more particularly described as follows:

SEE EXHIBIT "A"

for such price and on such terms and conditions as he/she shall deem proper, including the execution of any and all documents necessary to complete the loan in the amount of \$76,000.00 with Heritage Mortgage Corporation such as, but not limited to notes, mortgages, statements required by the Federal Truth-in-Lending law, FHA or VA Forms, disclosure statements, RESPA forms, FNMA 1099, loan modification agreements for the purpose of increasing the interest charged on any loans being assumed, and any and all other documents appropriate to complete the closing of the purchase of the above described property.

To enter into any contract or contracts for the purchase of said premises, or any part thereof, with such persons and on such terms as he/she shall in his/her discretion elect and to execute, acknowledge, and deliver that may be required for acquisition of said property or any part thereof or of any interest therein.

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.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be bringing 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 my intention this document constitutes a special durable power of attorney.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 23 day of July, 1994.

Marcia F. Nicholls
Marcia F. Nicholls

State of Florida)
County of Sarasota)

I, the undersigned, in and for said County in said State, hereby certify that Marcia F. Nicholls, 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, he/she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 23 DAY OF July, 1994.



Notary Public

MY COMMISSION # CC 177178 EXPIRES
January 30, 1996
BONDED THROUGH TROY FAIR INSURANCE, INC.

Inst # 1994-23641

Inst # 1994-23641

07/28/1994-23641
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

EXHIBIT "A"

Lot 52, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: the following is the legal description of a part of Lot 52, in the Residential Subdivision Scottsdale, Third Addition, situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly describes as follows:

Begin at the Southerly most point on Lot 52, said point being the P.C. of a curve on the westerly right of way of Michael Drive, thence in a Northerly direction along the west side of Lot 52, a distance of 100.00 feet; thence right 90 degrees 00 minutes 00 seconds in an easterly direction a distance of 15.42 feet to the Westerly right of way of Michael Drive, said point being on a curve to the left, said curve having a central angle of 18 degrees 45 minutes 27 seconds and a radius of 310.45 feet; thence right 108 degrees 08 minutes 37 seconds to the tangent of said curve and along the arc of said curve and said right of way in a Southerly direction a distance of 101.64 feet to the point of beginning; being situated in Shelby County, Alabama.

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