

LIMITED DURABLE POWER OF ATTORNEY

State of Alabama)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, LINDA L. BROWN, (hereinafter referred to as "Principal"), does by these presents make, constitute and appoint GREGORY TODD BROWN and/or his/her designated representative, as my true and lawful agent(s) and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for my use and benefit, to execute the deed of conveyance, lien waiver and any and all documents necessary to complete the sale of the following described real estate, situated in SHELBY, Alabama, to-wit:

Lot 2, according to the Survey of Meadow Brook Townhomes, Phase II, 1st Sector, as recorded in Map Book 12, Page 41, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements hereditaments and appurtenances thereto belonging or in any way appertaining, with a property address of 109 Meadow Croft Circle, Birmingham, AL 35242, including, but not limited to the Settlement Statement, HUD Certification, Deed of Trust, Affidavit of Purchaser and Vendor, Lender Assumption Statements and/or Modification Agreement, Lien Waiver and any other documents required for said sale and conveyance of the above described property to DIMITRI A. GLAZKOV and TATIANA Y. GLAZKOV, for and in consideration of the sum of \$119,900.00.

I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be effected by disability, incompetency, or incapacity of Principal.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 16TH day of June, 1997.

Jansi H. Phillips
Witness

Linda L. Brown
LINDA L. BROWN

STATE OF ALABAMA
HOUSTON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LINDA L. BROWN whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 16TH day of June, 1997.

Jennifer Daughtry
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 6, 2001

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Inst # 1997-19283

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12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.00