

STATE OF ALABAMA       §  
                                     §  
COUNTY OF SHELBY     §

Inst # 2000-38068

11/02/2000-38068  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDA MMB

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty Thousand and NO/100 (\$30,000.00) Dollars to the undersigned **BELLE MASK, A WIDOW, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, RUBEN BILLY MASK**, herein referred to as Grantor, in hand paid by **JUNE DENISE CHILDRESS**, whose mailing address is 10 Lakeview Ln. Sylacauga, AL 35151, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all their right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

All that portion of the SE1/4 of NE1/4 of Section 3, Township 20, Range 2 East, lying West of the Chancellor's Ferry and Harpersville Road, and more particularly described as follows:  
Begin at the Southwest corner of said forty acres and run North 1188 feet to said Chancellor's Ferry and Harpersville Road; thence Southeast along West side of said road 1320 feet, more or less, to the South boundary of said SE1/4 of NE1/4; thence West along the South boundary of said SE1/4 of NE1/4 607 feet, more or less, to the point of beginning.  
(Deed Reference: Book 303, Page 578)

This is the same property conveyed to R. H. Mask and wife, Belle Mask on January 31, 1977, by deed recorded in the Office of the Judge of Probate of Shelby County, in deed Book 303 at Page 578. The Grantor is the widow of R. H. Mask who died in 1980 without a Last Will & Testament. There has been no administration on his estate.

The preparer of this instrument has not reviewed the status of the title to this property and acts only as the drafter of this instrument.

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey

the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 25 day of OCT, 2000.

Belle Mask by Ruben Billy Mask  
Belle Mask, by and through her duly  
authorized attorney-in-fact, Ruben Billy  
Mask

Ruben Billy Mask  
Ruben Billy Mask, Attorney in Fact

STATE OF ALABAMA     §  
                                      §  
TALLADEGA COUNTY   §

I, the undersigned Notary Public in and for said State of Alabama at Large, hereby certify that RUBEN BILLY MASK, whose name as Attorney in Fact for BELLE MASK, is signed to the forgoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 25<sup>th</sup> day of October, 2000.

Man W. Henderson  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Lister H. Proctor  
PROCTOR AND VAUGHN, L.L.C.  
Post Office Box 2129  
201 North Norton Avenue  
Sylacauga, Alabama 35150

STATE OF ALABAMA  
SHELBY COUNTY

DURABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **BELLE D. MASK**, with mailing address of 1909 Sun Valley Road, Harpersville, AL 35078, presently being of sound mind and not being under any mental disability, incompetency or incapacity, do hereby nominate, constitute and appoint my deceased husband's nephew, **Ruben Billy Mask**, as and for my true and lawful attorney-in-fact under the provisions of and in accordance with Section 26-1-2, Code of Alabama (1975), so that this power of attorney shall not be affected by my subsequent disability, incompetency or incapacity. I hereby bestow and vest my said attorney-in-fact with the following powers for me and in my name and on my behalf:

(1) Ask, demand, sue for, collect, recover and receive all sums of money, payments, checks, debts, accounts, interest, legacies, bequests, dividends, bond coupons, annuities and demands whatsoever as are now or shall hereafter become due, owing, payable or belonging to me, and perform lawful acts in my name or on my behalf, and compromise and agree to the same and give discharges or releases, and accept service of process or other notice of legal proceedings;

(2) Make, do and transact all and every kind of business of whatever nature he considers necessary; draw checks and make withdrawals on my bank accounts or any other financial accounts, and make deposits therein, and perform any and all other banking functions, or matters involving my financial affairs; buy, sell, liquidate, invest, reinvest, or make any transactions involving stocks, bonds, mutual or other funds, accounts, or other securities;

(3) Act for me in any and all matters concerning all property which may be mine at the present time, and which may hereafter become mine, or to which I may now or hereafter be entitled to receive, whether the same be real, personal, or mixed, wherever the same may be situated. I specifically appoint, empower, and authorize my said attorney to act for me as he sees fit in order to protect my interests, and I do hereby specifically grant to and vest in my said attorney full power and authority in my name to sell, at private sale or public sale, and to convey, lease, exchange, mortgage, pledge, and otherwise alienate any or all of my said property, or any interest therein, on such terms as he deems to be proper, in his sole discretion, without the order or authority of any Court;

(4) Make all arrangements and execute all papers and documents that may be necessary or desirable hereafter to cause me to be admitted to and maintained in a Hospital, Nursing Home, or other medical, convalescent, or medical facility or boarding facility of any nature, should the same become necessary or desirable in the sole discretion of my said attorney;

(5) Make all decisions concerning medical or surgical treatment, administration of medicine or drugs, and in sum, have authority to make any decisions involving my physical or mental health or well-being.

(6) Institute, enforce, and defend any and all claims, rights, lawsuits or legal proceedings brought against or on behalf of me, and compromise, settle, arbitrate or litigate any claims, disputes or controversies in regard thereto;

This Durable General Power of Attorney, and the authority and powers herein granted, shall not, however, give or grant my said attorney the authority or power to modify or revoke my Last Will and testament, nor to make any testamentary dispositions of my property, nor any part thereof.

10/11/2000-35509  
10:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HHB 14.00

Inst # 2000-35509

*Belle D. Mask*



Giving and granting unto the said **Ruben Billy Mask**, as my true and lawful attorney, from this day forward, so that this Power of Attorney shall not be affected by my said subsequent disability, incompetency, or incapacity--and subject only to the sole limitations as specifically set forth in the preceding paragraph--full power and authority to do and perform all and every act or thing whatsoever requisite and necessary to be done in and about the premises (including but not limited to the specific powers granted herein) as full to all intent and purposes as I might or could do if personally present and not disabled, incompetent, or incapacitated, it being my purpose and intention to grant unto my said attorney all of the powers over my said property and estate that I am capable of granting to him as such attorney, all without the order or approval of any court.

I hereby ratify and confirm all that the said **Ruben Billy Mask**, as my true and lawful attorney, shall lawfully do or cause to be done by virtue of the presents.

I hereby nominate and appoint the said **Ruben Billy Mask**, by this Durable General Power of Attorney, to be my guardian, curator, conservator, and other fiduciary, in the event of my disability, incompetency, or incapacity, without bond.

In the event **Ruben Billy Mask** is unwilling or unable to serve as my attorney-in-fact pursuant to the terms bestowed and vested herein, I nominate and appoint **Virginia Mask**, as alternate attorney-in-fact, with all rights, privileges, duties and responsibilities granted to the said **Ruben Billy Mask** herein. I also nominate and appoint **Virginia Mask** as alternate guardian, curator, conservator, or other fiduciary, without bond, in the event such becomes necessary, and the said **Ruben Billy Mask** is unable or unwilling to serve in said capacity.

It is my intention that notwithstanding my subsequent disability, incompetency or incapacity, this power of attorney shall remain in full force and effect until expressly revoked or amended as provided by law, provided that such revocation or amendment shall be of no effect with respect to parties acting or things done in reliance upon this durable power of attorney prior to the actual receipt by them of written notice of such revocation or amendment.

IN WITNESS WHEREOF, I set my hand and seal this 22 day of Jan, 1999.

Janice E. Culver  
Witness

Belle D. Mask (SEAL)  
Belle D. Mask

Janice Brasher  
Witness

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Belle D. Mask**, whose name was signed to the foregoing instrument in my presence, and who is known to me, acknowledged before me on this day, that, being informed of all contents of the foregoing Durable Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of January, 1999.

Vonda Felton  
Notary Public

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10/11/02/2000-38068  
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004 MHB 50.00