

LIMITED DURABLE POWER OF ATTORNEY

State of Alabama)
County of Shelby)

KNOW ALL MEN BY THESE PRESENTS, that, NEIL EGGERS, (hereinafter referred to as "Principal"), does by these presents make, constitute and appoint PATTI EGGERS 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 420, according to the Map of Forest Parks, 4th Sector, 3rd Phase as recorded in Map Book 24, Page 98, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements hereditaments and appurtenances thereto belonging or in any way appertaining, known as **222 Linwood Road Drive, Sterrett, AL 35147**, including, but not limited to the Settlement Statement, HUD Certification, Deed, Affidavit of Purchaser and Vendor, Lien Waiver, IRS 1099, and any other documents required for said sale and conveyance of the above described property to David B. Renton and Michelle E. Renton, for and in consideration of the sum of **\$269,000.00**.

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 18th day of May, 2001.

Witness

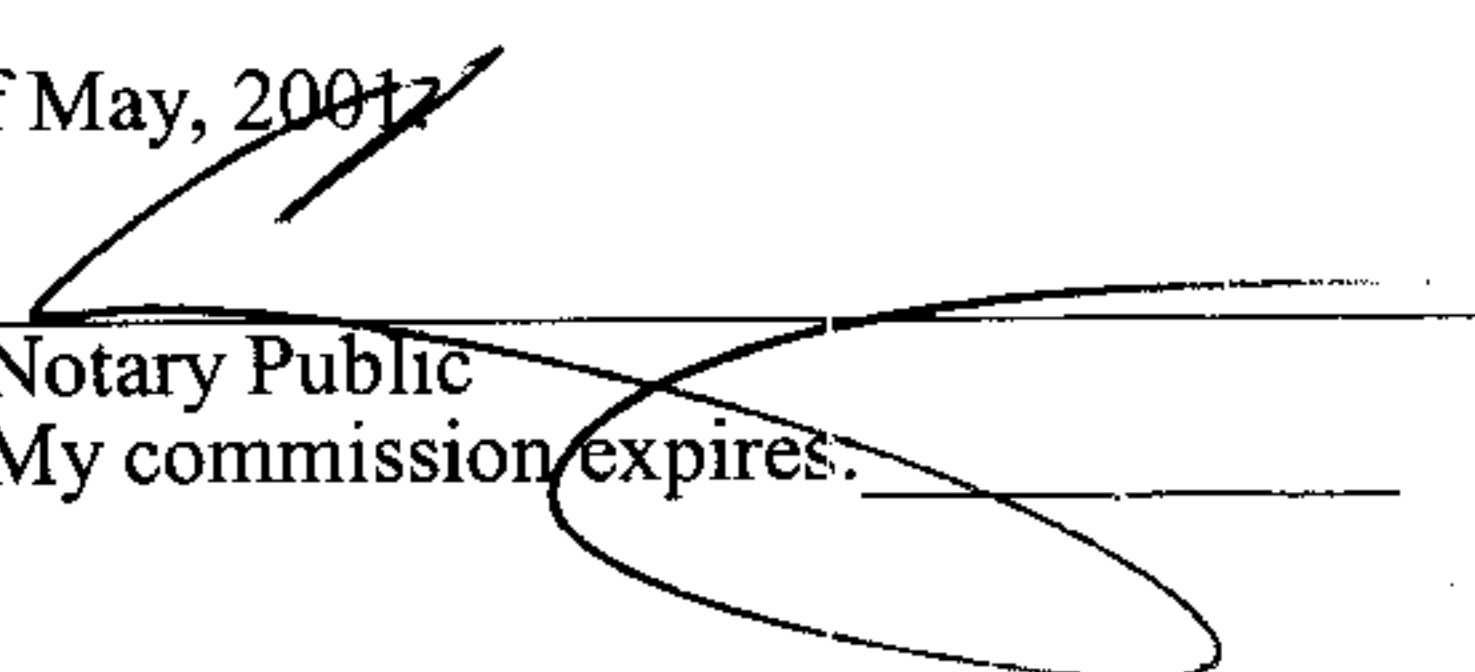


NEIL EGGERS

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NEIL EGGERS 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 18th day of May, 2001.



Notary Public
My commission expires. _____

CLAYTON T. SWEENEY, ATTORNEY AT LAW

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Inst # 2001-21571

05/29/2001-21571
01:02 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 11.00