

20030108000017150 Pg 1/2 14.00  
Shelby Cnty Judge of Probate, AL  
01/08/2003 13:33:00 FILED/CERTIFIED

LIMITED POWER OF ATTORNEY

STATE OF ALABAMA )  
COUNTY OF )

\*\*same as Stepan Zakariyan

\*same as Lyubovi Zakariyan

\*\*

KNOW ALL MEN BY THESE PRESENTS, that I, STEPHAN ZAKARIYAN ,  
(Principal), do by these presents make, constitute and appoint  
LYUBOVI ZAKARIYAN\*as my true and lawful agent 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 any and all documents necessary to purchase and  
mortgage the property located at 6765 REMINGTON CIRCLE in Pelham,  
Alabama 35124 in Shelby County, Alabama, under that certain  
contract dated 11/24/02. The powers granted shall include the  
power to execute and deliver any and all contracts, amendments to  
contracts, notes, mortgages, truth in lending statements, lien  
waivers, settlement statements, limited powers of attorney, etc.  
required to consummate the purchase and mortgage of the subject  
property described below:

LOT 32, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS  
RECORDED IN MAP BOOK 7 PAGE 159, IN THE PROBATE OFICE OF SHELBY  
COUNTY, ALABAMA.

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 said Agent shall lawfully do  
or cause to be done by virtue hereof.

This Power of Attorney shall not be affected by disability,  
incompetency, or incapacity of Principal.

The execution and delivery by my Agent of any conveyance,  
paper, instrument or document in my name and behalf shall be  
conclusive evidence of my Agent's approval of the consideration  
therefore, and of the form and contents thereof, and that my  
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 23 day of DECEMBER, 2002.

  
STEPHAN ZAKARIYAN

20030108000017150 Pg 2/2 14.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF Alabama )COUNTY OF Shelby )

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

Given under my hand and official seal this 23<sup>rd</sup> of DECEMBER, 2002.

Lynn Wallace Hozito  
NOTARY PUBLIC

PRINT NAME: Lynn Wallace HozitoCOMMISSION EXPIRES: 2005

MUST AFFIX SEAL

PREPARED BY:

GENE W. GRAY, JR.  
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SUITE 638  
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