

SPECIAL DURABLE POWER OF ATTORNEY

I, Carol Felten, of 5915 W Broomtail Place, City of Tucson , County of Pima, State of Arizona, do hereby appoint Glenn Felten of 5915 W Broomtail Place, City of Tucson, County of Pima, State of Arizona, 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 1951 Riva Ridge Road, Helena, Alabama 35080 more particularly described as follows:

Lot 6, according to the Amended Map of Dearing Downs, Ninth Addition, Phase II , as recorded in Map Book 15, page 10, in the Probate Office of Shelby County, Alabama.

for such price and on such terms and conditions as he shall deem proper, including the execution of any and all documents necessary to complete the loan in the amount of \$95,600.00 with Countrywide Home Loans, Inc. (Lender) 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 1009, 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 shall in his discretion elect and to execute, acknowledge, and deliver any such contracts or documents 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.

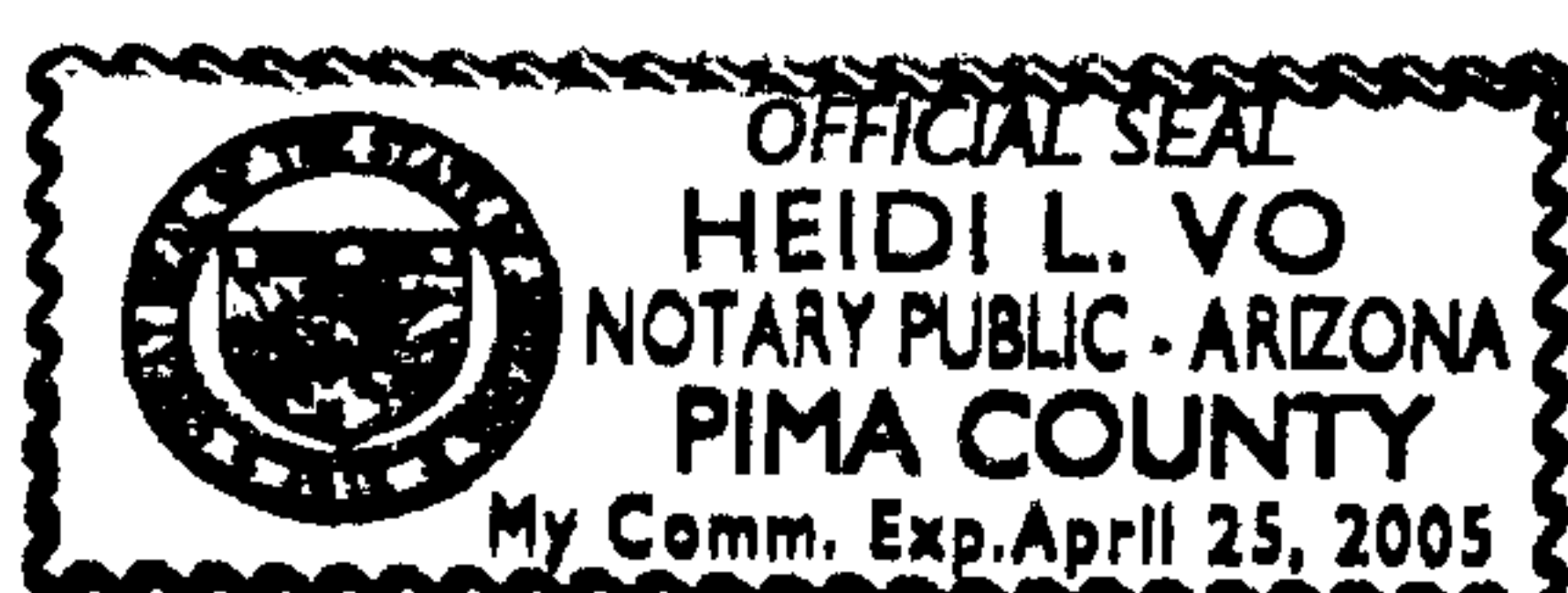
IN WITNESS WHEREOF, I have hereto set my hand and seal this the 23 day of July, 2004.

  
Carol Felten

State of Arizona)  
County of Pima)

I, the undersigned, in and for said County in said State, hereby certify that Carol Felten, 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, 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, 2004.



  
Notary Public

My commission expires: 4/25/05