42673 Shelby

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Shelby Cnty Judge of Probate, AL
02/22/2007 02:29:45PM FILED/CERT

LIMITED POWER OF ATTORNEY FOR REAL ESTATE LOAN

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Deborah R. Buffkin**, does hereby make, constitute, and appoint **Rodney C. Buffkin**, as my true and lawful attorney in fact, for me and in my name, place and stead, and to my use, to do and perform any and all acts and things whatsoever requisite and necessary to be done in regard to the closing of a purchase transaction between **Ricky C. Buffkin and Deborah R. Buffkin, husband and wife, as sellers, and Gail W. Woodrow and Susan Pyle, as purchasers**, in the amount of **$217,500.00** to be secured by an interest in the real estate known as **Lot 113, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Probate Office of Shelby County, Alabama,** including, without limiting the generality hereof, the following:

The execution, acknowledgment and delivery of one or more instruments of conveyance and all closing statements (including a HUD-1 Settlement Statement), compliance agreements, affidavits of title, Truth in Lending or other disclosure or tax reporting forms, receipts, checks or other negotiable instruments or other documents that may be required of me to effect the transactions contemplated herein, containing such provisions, clauses, covenants, agreements, warranties and conditions as may be necessary or appropriate to evidence the terms and conditions of said transaction; and

The application of the proceeds to the purchase price of the real estate or to a preexisting obligation, or the distribution of the purchase proceeds to me or to my order or accounts, and the payment of any expenses customarily chargeable to the buyer of real estate or to the borrower in a real estate loan transaction or associated with the transactions contemplated herein, including without limitation, any deposit amounts, document preparation or recording fees, escrow charges, closing costs, appraisal or attorneys' fees, real estate taxes and brokerage commissions.

GIVING AND GRANTING UNTO MY SAID ATTORNEY IN FACT full power and authority to do and perform any, all and every act requisite, necessary or proper to be done in carrying out the purposes for which those powers are granted, as might or could be done by me if personally present, with full power of substitution and revocation, hereby ratifying and confirming that which my attorney in fact shall lawfully do or cause to be done by virtue of the powers herein conferred. This Power of Attorney shall not be affected by my disability, incapacity or adjudged incompetency. All acts done by my attorney in fact pursuant to this Power of Attorney during any period of disability, incapacity or adjudged incompetency shall have the same effect and inure to the benefit of and bind me and my heirs, devisees and personal representatives as if I were competent and not disabled or incapacitated.

This Power of Attorney may be recorded in the Office of the Judge of Probate of Shelby County, Alabama, and shall remain in full force and effect until 90 days from the date of this instrument, unless sooner revoked by me by a written revocation which shall not be effective unless and until delivered to my attorney in fact and recorded in said Recorder's office.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of February, 2007.

Deborah R. Buffkin (Seal)
Deborah R. Buffkin

STATE OF Alabama
COUNTY OF Shelby

Before me, a Notary Public, personally appeared the above named **Deborah R. Buffkin**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 7th day of February, 2007.

Notary Public

My Commission Expires: 4/20/10