



20091006000377780 1/2 \$14.00
Shelby Cnty Judge of Probate, AL
10/06/2009 10:06:18 AM FILED/CERT

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, Carlos Abad, whose address is Calle 5 #13 San Miguel Curahuango Maravatio, Michoacan 61250 Mexico, (hereinafter referred to as "Principal"), does by theses presents make, constitute and appoint, Emily Dawn Quanstrum Abad, and/or 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 promissory note, mortgage, lien waiver and any and all documents necessary to obtain the Mortgage Loan on the below described property being more particularly described as the following real estate, situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of Dearing downs, 9th Addition, Phase I, as recorded in Map Book 11, Page 87, in the Probate Office of Shelby County, Alabama.

With a property address of 1905 Gallant Fox Drive, Helena, Alabama 35080, including, but not limited to the Note, Mortgage, any applicable Riders thereto, Settlement Statement, HUD Certification, FNMA 1009 Affidavit and Agreement, Name Affidavit, Compliance Agreement, Truth-in-Lending Statement, Lien Waiver and any other documents require for said loan for the above described property to Real Estate Mortgage Network, Inc., the mortgage loan to be in the amount of \$133,801.00, amortized over a term of 30 years, with an interest rate of 5.250%, FHA Case No. 011-6507718-703-203B and Loan No. 090047315 . The Limited Durable Power of Attorney will remain in effect for a period of 90 days.

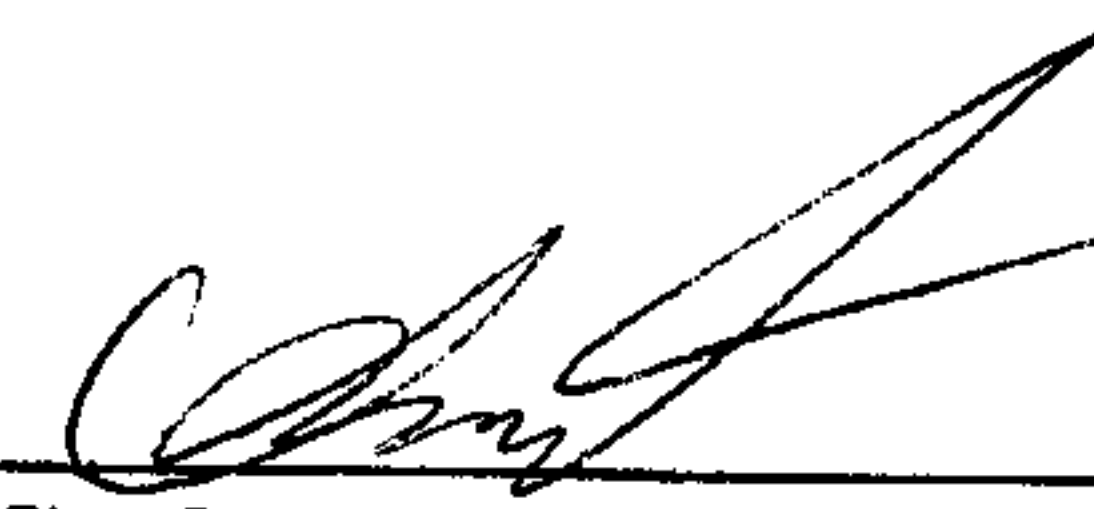
I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, 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 27 day of AGOSTO, 2009.

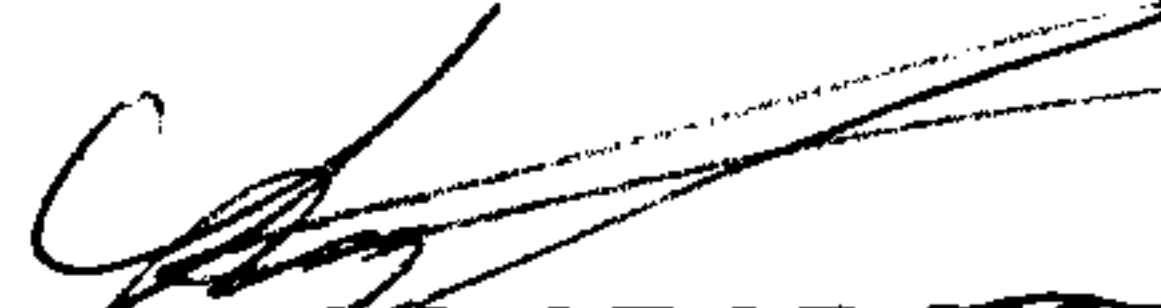




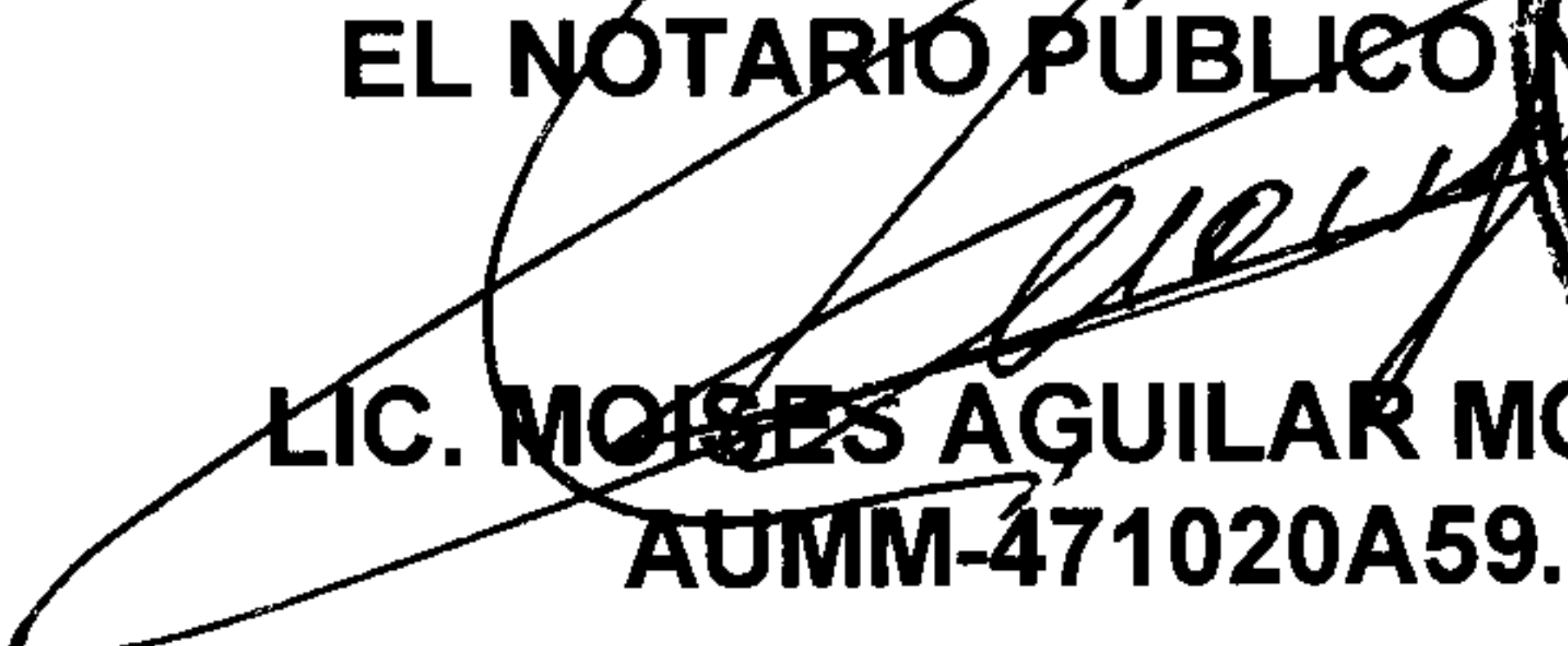
Carlos Abad

* * * En la Ciudad de Maravatío, Michoacán, siendo las once horas, del día **veintisiete** de **agosto** del año **dos mil Nueve**, ante mí, **LICENCIADO MOISES AGUILAR MONROY**, Notario Público Número Setenta y Seis, en el Estado, en ejercicio y con residencia en este lugar, en la calle de Álvaro Obregón número **NOVENTA Y SEIS**, **COMPARECE**: El señor: **CARLOS ABAD MORENO**; quién manifestó conducirse con verdad y dijo ser: de treinta y un años de edad, casado, empleado, originario de este lugar, Michoacán con domicilio en la calle 5 número 13, San Miguel Curahuango, quien se identifica con su credencial para votar número 09011159202597, la cual doy fe tener a la vista, anexando copia fotostática al duplicado de la presente; siendo el compareciente persona de mí conocimiento con capacidad legal para contratar y obligarse de lo cual **DOY FE**; habiéndome manifestado ser mexicano por nacimiento y encontrarse exento en el Pago del Impuesto Sobre la Renta, sin justificarlo, por lo que le hice saber de las penas en que incurrir las personas que declaran con falsedad y bien impuesto de ello **AGREGA**: Que reconoce y ratifica en todas y cada una de sus partes el contenido del documento que antecede y como suya la firma que lo calza, por ser puesta con su puño y letra y ser la que utiliza en todos sus actos y negocios.-----

Previa lectura que di al compareciente de la presente Ratificación, así como del documento que antecede, con la indicación de que podía leerlo por sí mismo, como lo hizo, firmo de conformidad en mí Oficio Público el día de su fecha.- **DOY FE**.-----


CARLOS ABAD MORENO

ANTE MÍ;
EL NOTARIO PÚBLICO


LIC. MOISES AGUILAR MONROY
AUMM-471020A59.

