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Shelby Cnty Judge of Probate, AL  
12/02/2009 12:41:10 PM FILED/CERT

STATE OF VIRGINIA      )  
                            )  
ALEXANDRIA COUNTY    )

This Instrument Prepared By:  
George M. Ritchey  
1910 28th Avenue South  
Birmingham, Alabama 35209

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **MATTHEW R. GRANT**, a married man, a resident of the County of Fairfax, State of Virginia, have made, constituted and appointed, and by these presents do make, constitute, and appoint my wife, **KELLY GAMBRELL GRANT**, my true and lawful Attorney and Agent (hereinafter called "Agent"), for me in my name, place, and stead, and on my behalf and benefit to perform any acts and/or deeds deemed necessary and proper by her to sell our real estate located at:

**Lot 33 according to the Final Plat of Hayesbury Phase 2, as recorded in Map Book 30, page 104, in the Probate office of Shelby County, Alabama.**

including, but not limited to, the signing of any and all real estate contracts, deeds, closing statements and any other document deemed necessary by her to consummate the sale of my real estate.

I grant to my Agent full power and authority to perform all acts to be done in and about the premises as herein described, as I could do if personally present.

1. I hereby ratify and confirm whatsoever my Agent may do in the premises by virtue hereof.
2. This instrument is to be construed and interpreted as a durable power of attorney. This power of attorney shall not be affected by my disability, incompetency or incapacity.
3. The enumeration of specific items, rights, acts, or powers herein is not intended to, nor does it, limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to my Agent.
4. The rights, powers and authority of my Agent herein granted shall commence and be in full force and effect on the date of the execution of the power of attorney, and such rights, powers and authority shall remain in full force and effect thereafter until revoked in writing by the undersigned.
5. Third parties may rely upon the representations of my Agent as to all matters relating to any power granted to my Agent, and no person who may act in reliance upon the representations of my Agent or the authority granted to my Agent shall incur any liability to me or my estate as a result of permitting my Agent to exercise any power.



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6. This instrument is to be construed and interpreted as a general durable power of attorney effective this date. My Agent is authorized to represent to all third parties that the powers and authority granted to her as herein set forth have become fully effective, and that no person who may act in reliance upon such representation of my Agent or the authority granted to my Agent herein shall incur any liability to me or my estate as a result of permitting my Agent to exercise any such power.
7. This general durable power of attorney may be voluntarily revoked by me by written instrument delivered to my Agent. Any affidavit executed by my Agent stating she does not have, at the time of doing any act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time.
8. My death shall not revoke or terminate this agency as to my Agent or any other person who, without actual knowledge of my death, acts in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees, and personal representatives.

IN WITNESS WHEREOF, I have executed this General Durable Power of Attorney effective this date and I have directed that photographic copies of this power be made, which shall have the same force and effect as an original.

DATED this the 23<sup>rd</sup> day of November, 2009.

MATTHEW R. GRANT

STATE OF VIRGINIA )  
 )  
~~FAIRFAX COUNTY~~ )  
Alexandria

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

Given under my hand and official seal this the 23<sup>rd</sup> day of November, 2009.

Kathleen Cavanaugh  
Notary Public  
My Commission Expires: May 31, 2011

