


Documents Prepared by Linda Lawson Knowles (December 1, 2009)


20100106000004720 1/6 \$26.00
Shelby Cnty Judge of Probate, AL
01/06/2010 10:28:30 AM FILED/CERT

SPECIAL POWER OF ATTORNEY

I, Linda Lawson Knowles, residing at 3345 Spring Creek Road, Montevallo, Alabama 351158, hereby appoint Letta Hallman 324 Main Street, Montevallo, Alabama 35115, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below:

My agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

- 1. Sell and convey any interest of mine in real estate located at:**

**285 Wilson Drive
Montevallo, Alabama 35115**

and legally described on the attached Exhibit "A" The total net price being not less than \$32,100.00 out of a gross sale price of \$39,900.00.

- 2. This power shall include the power to (i) sell upon such terms as she as my agent and the closing attorney shall deem appropriate, subject to the limitation above (being that such powers are for the sell and conveyance of the property located at 285 Wilson Drive, Montevallo, Alabama 35115) and (ii) sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship) and (iii) collect and receive the proceeds from any such sale.**
- 3. This power shall include the power to sign contracts of sale and documents to transfer title (including bills of sale).**
- 4. Prepare, sign and file documents with any governmental body or agency, including, but not limited to authorization to:**

**Obtain information or documents from any government or its agencies,
And represent me in all tax matters, including the authority to negotiate
compromise or settle any matter with such government or agency.**

- 5. Act on behalf with respect to the following matter:
-employ professional and business advisors as may be appropriate, including attorneys, accounts, and real estate agents to sell and convey real estate at 285 Wilson Drive in Montevallo, Alabama.**

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above power as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

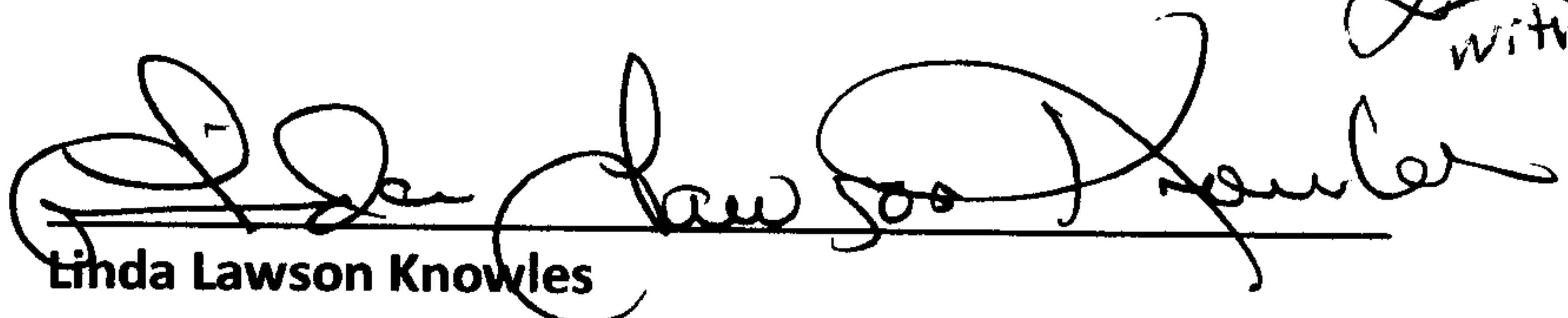
If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

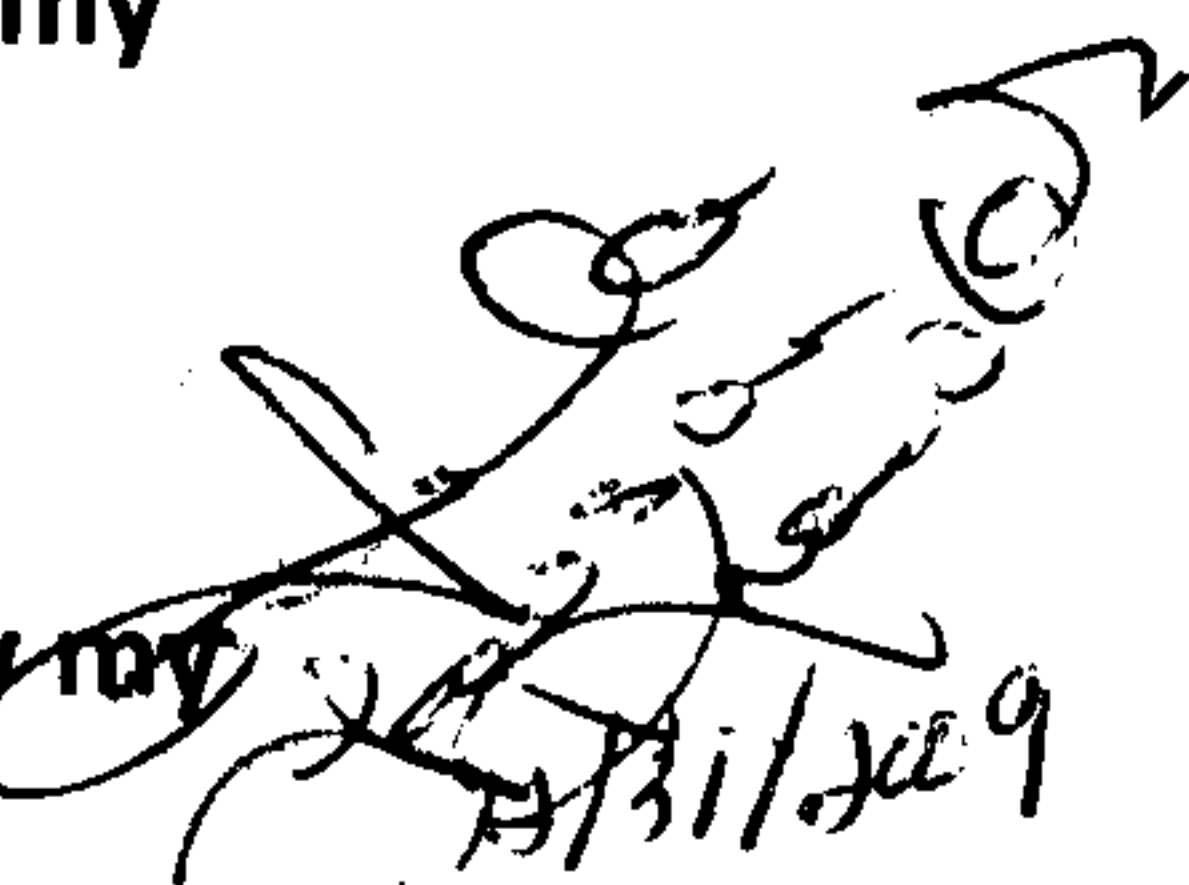

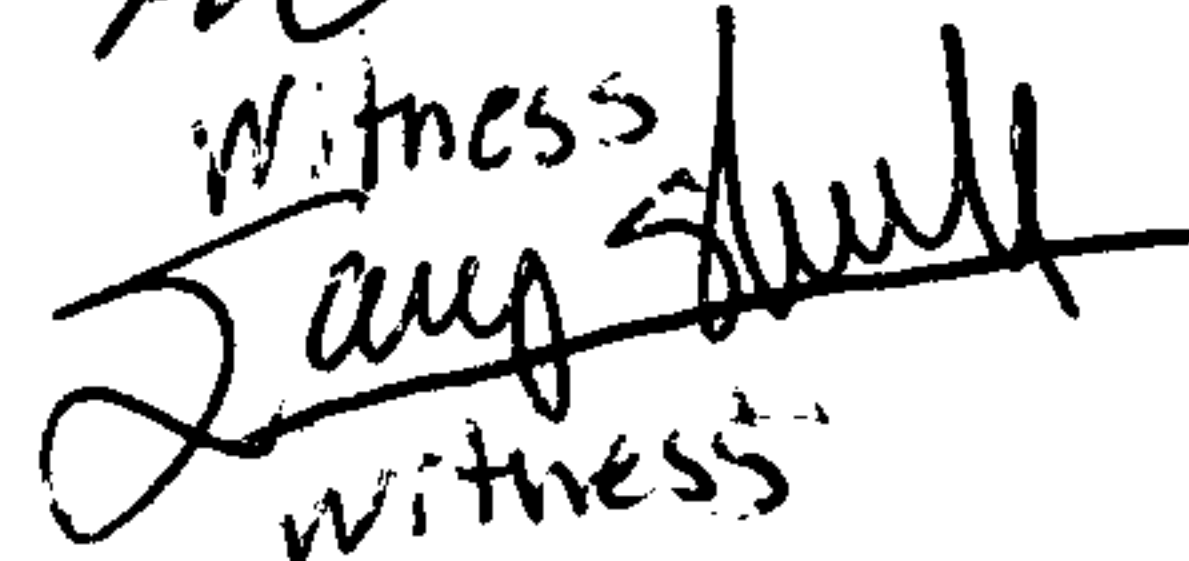
My agent shall be entitled to reasonable compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

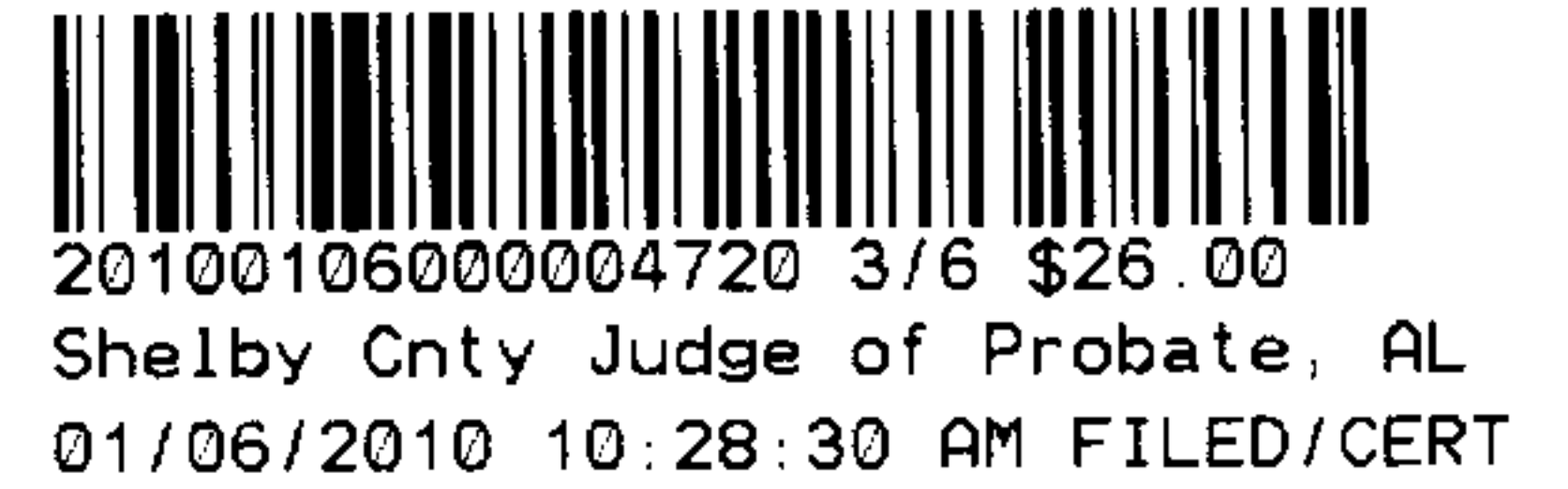
My agent shall provide an accounting for all funds handled and all action performed as my agent as required under state law or upon my request or the request of any authorized personal representative fiduciary or court record acting on my behalf.

The Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This Power of Attorney shall continue effective until 12/11/2009. This Power of Attorney may be revoked by me at any time by providing written notice to my agent.

Dated Dec 2, 2009 at Montevallo, Alabama.


Linda Lawson Knowles


12/31/2009

Witness

Witness



**Page 2 and notarization of Linda Lawson Knowles Special Power of Attorney
To Sell and Convey and sign as my own self all documents required for the
Sale of real estate located at 285 Wilson Drive, Montevallo, Alabama 35115.**

**State of Alabama
County of Shelby**

On this 2nd day of December, 2009 before me Deborah Miller

**Personally appeared Linda Lawson Knowles, known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument and acknowledged that he/she
executed the same for the purpose therein contained.**

**In witness whereof, I hereunto set my hand
And official seal.**


Notary Public

Montevallo, AL
My Commission Expires 9-13-2010



20100106000004720 4/6 \$26.00
Shelby Cnty Judge of Probate, AL
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Notice to Person Accepting the Appointment as Attorney-in-Fact

1. The legal duty to act solely in the interest of the principal, loyally with care competence and diligence and to avoid conflicts of interest.
2. The legal duty to identify yourself as agent whenever you action behalf of the principal by printing the name of the principal and signing your name followed by the words "As Agent."
3. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits disbursements or other transactions involving the principal assets or indebtedness.
4. To cooperate with the principals Agent in making decisions in accordance with the principals desires or in the best interest of the principle if the principals wishes are not known.
5. The legal duty to preserve the principal's estate plan, if one exists and the principal desires for such plan to be preserved.
6. The duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
7. The legal duty t terminate action as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principals death
 - b. Revocation of the Power of Attorney of principal
 - c. The arrival of any date state in the Power of Attorney, which states the termination of the Power of Attorney, if any:
 - d. No additional action is required under the Power of Attorney;
8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this power of attorney as provided by the state and federal laws governing this Power of Attorney.
9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

You may not transfer the principal/s property to yourself without full and adequate consideration or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the power of attorney, you may be prosecuted for fraud and/or embezzlement. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued I civil court.

I have read the forgoing notice and I understand the legal and fiduciary duties that I assume by action or agreeing to act as the agent (Attorney-in-fact) under the terms of this power of attorney.


Letta Hallman

12-3-2009
Date



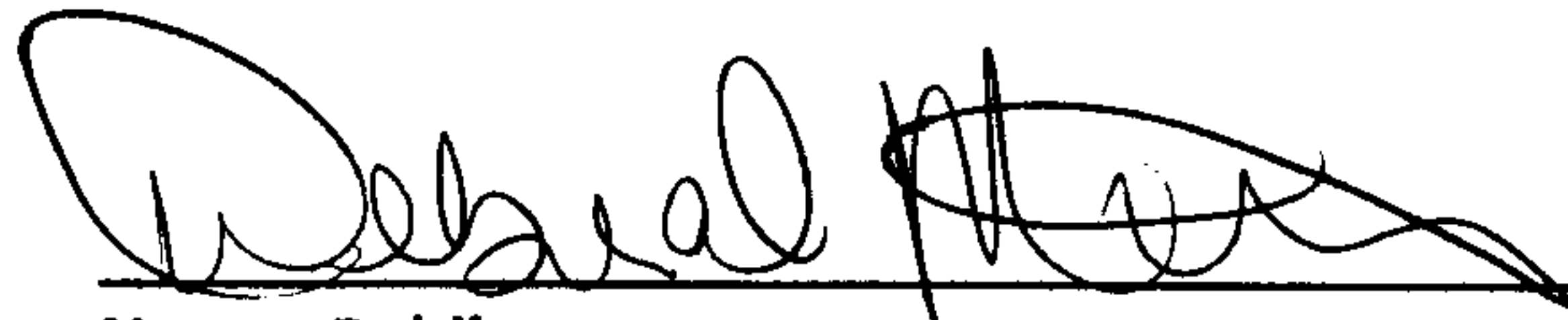
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State of Alabama
County of Shelby

On this 2nd day of December 2009 before me Deborah Miller

Personally appeared Letta Hallman , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purpose therein contained.


In witness whereof, I hereunto set my hand
and official seal.



Notary Public

Montevallo, AL 35115
My Commission Expires 9-13-2010

OWNER'S POLICY
ISSUED BY


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First American Title Insurance Company

EXHIBIT A

LEGAL DESCRIPTION

Issuing Office File No.: 152911

Policy No. FA-33-700812

Lot 19, according to the Survey of Wilson's Subdivision No. 1 in the corporate limits of Montevallo, as shown by Map filed in Map Book 3 Page 62 in the Office Shelby County, Alabama, which said lot is more particularly described as follows:
Commencing at the center of Section 3, Township 24 North, Range 12 East; thence North 1 deg. 35 min. West 838.6 feet to a point 30 feet South of the centerline of the Calera-Centre ville Highway; thence North 85 deg. 50 min. West 322 feet along with and parallel to said Highway to a point of reference for the lot herein conveyed, from the point of reference run South 4 deg. 11 min. East 920 feet to the Northeast corner of the lot herein conveyed, said point being the point of beginning of the lot herein conveyed; thence run South 85 deg. 49 min. West 195 feet; thence South 4 deg. 11 min. East, 100 feet; thence North 85 deg. 49 min. East 195 feet; thence North 4 deg. 11 min. West 100 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; beign situated in Shelby County, Alabama.