

STATE OF ALABAMA

COUNTY OF SHELBY

**SPECIAL POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS, that I, CAROL M. BAUMAN, of BELLINGHAM (city), WASHINGTON (state), do hereby nominate, constitute, and appoint BRIAN BAUMAN as my true and lawful attorney in fact to execute any and all necessary closing documents in conjunction with the purchase from FANNIE MAE and the loan and mortgage with MORTGAGE BANC, LLC AND/OR FAIRWAY INDEPENDENT MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, (hereinafter referred to as "LENDER"), for the property located in SHELBY County Alabama known as 247 COURTSIDE DRIVE, BIRMINGHAM, AL 35242, and more particularly described in Exhibit "A" attached hereto.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include but not be limited to the authority to execute a note and mortgage on my behalf for the loan to Lender, the HUD-1 Settlement Statements and addendums, truth in lending disclosure statements, title documents, and any other closing documents associated with the loan being made to RICHARD F. BAUMAN and CAROL M. BAUMAN. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I do hereby expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do in the premises by virtue of this Power of Attorney.

This Power of Attorney is to be a Durable Power of Attorney as set forth under Title 26-1-2 of the Code of Alabama, 1975. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by BRIAN BAUMAN notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives. This Power of Attorney is specifically limited to the above purposes and, if not exercised prior to November 30, 2011, shall be revoked.



20111018000310210 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/18/2011 11:21:18 AM FILED/CERT

IN WITNESS WHEREOF, CAROL M. BAUMAN, as Principal, has signed this Durable  
Power of Attorney this the 3<sup>RD</sup> day of OCTOBER, 2011.

Carol M Bauman  
CAROL M. BAUMAN

STATE OF Washington  
COUNTY OF Whatcom

I, the undersigned, a Notary Public in and for said State and County, hereby certify that  
CAROL M. BAUMAN, whose name is signed to the foregoing Special Power of Attorney, and who  
is known to me, acknowledged before me on this day that, being informed of the contents of the  
instrument, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 3 day of October, 2011.



Marlene L Costle  
Notary Public

This instrument prepared by:  
Gathel O. Runnels, Jr.  
Attorney at Law  
105 Owens Pkwy, Ste B  
Birmingham, AL 35244

***Stewart Title Guaranty Company***  
**EXHIBIT A**

Agent's File No: 2011-002605



20111018000310210 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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**LEGAL DESCRIPTION:**

Unit 47, in Courtside at Brook Highland, a condominium, as established by that certain declaration of condominium of Courtside at Brook Highland, a condominium, which is recorded in Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the amendment thereto recorded as Instrument Number 20020521000241460 in said Probate Office and as further amended by the corrective amendment recorded in Instrument Number 20020521000241470 in said Probate Office and as reflected in the plan of Courtside at Brook Highland prepared by KB Weygand & Associates, PC which is attached as Exhibit "C" to the declaration of condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.