

**This Document Prepared By:**

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W13524629

**SPECIFIC DURABLE POWER OF ATTORNEY**

TITLE OF DOCUMENT

**NOTICE**

THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATED (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU.

THIS POWER OF ATTORNEY DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS, BUT WHEN POWERS ARE EXERCISED, YOUR AGENT MUST USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS POWER OF ATTORNEY.

YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME INCAPACITATED, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THESE POWERS OR YOU REVOKE THESE POWERS OR A COURT ACTING ON YOUR BEHALF TERMINATES YOUR AGENT'S AUTHORITY.

YOUR AGENT MUST KEEP YOUR FUNDS SEPARATE FROM YOUR AGENT'S FUNDS.

A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS YOUR AGENT IS NOT ACTING PROPERLY.

IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK AN ATTORNEY OF YOUR OWN CHOOSING TO EXPLAIN IT TO YOU.

I HAVE READ OR HAD EXPLAINED TO ME THIS NOTICE AND I UNDERSTAND ITS CONTENTS.

This the 21 day of February, 2012

Recording requested by: LSI  
When recorded return to :  
Custom Recording Solutions  
5 Peters Canyon Road Suite 200  
Irvine, CA 92606 W13524629  
800-756-3524 Ext. 5011

  
Prosperity S. Cianelli

**KNOW ALL MEN BY THESE PRESENTS**, that I, **Prosperity S. Cianelli**, of the State of **Alabama**, County of Shelby, do by these presents make, constitute, empower and appoint **Dion C. Cianelli** my true and lawful **Agent** for me and my name, and on my behalf, with full power of substitution, to take all actions and perform all acts concerning and relating to the either the conveyance or encumbrance of all of my interest in the following real property, situated in the County of **Shelby**, State of **Alabama**, described as follows:

LOT 1, ACCORDING TO THE SURVEY OF SUNNYBROOK SUBDIVISION FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Tax Parcel Number: 138330000002001

More Commonly Known As: 1900 Lakeland Trail, Helena, Alabama 35080

**CONCERNING** my interest in the aforesaid real property, my said **Agent** shall have the below indicated power that I have specifically designated by placement of my initial next to said power:

\_\_\_\_\_ To sell or exchange, by deed, my interest in the hereinbefore described real property, or

\_\_\_\_\_ To encumber, by Note, Mortgage or Deed of Trust, my interest in the hereinbefore described real property.

**IN CONJUNCTION WITH** the foregoing power that I have indicated, my said **Agent** shall have the additional powers to sign, seal, acknowledge, execute and deliver in proper form the following instruments and/or documents: all Deeds, Affidavit(s), Notes, Deeds of Trust, Mortgages, Settlement Statements, Housing and Urban Development forms, Veteran's Administration forms, Federal Housing Administration forms, a Short-term Lease of the real property in conjunction with the sale of the property, Assignments, Easements, and any and all other instruments or documentation necessary, incidental, and directly relating to the power to which I have above indicated. Without limiting the foregoing, my said **Agent** shall have the power to make all acts, matters and things with respect to either the sale or encumbrance of my interest in aforesaid real property as I might or could do if I acted in person.

**MOREOVER**, the acts performed by my **Agent** pursuant to this **Power of Attorney** shall be binding upon me, my heirs, successors, assigns, executors, administrators and personal representatives.

**FURTHER**, this Specific Power of Attorney, whether or not exercised by my **Agent** shall **TERMINATE** on April 21, 2012.



**NOTWITHSTANDING** anything herein contained to the contrary, this **Specific Power of Attorney** is a Durable Power of Attorney, and shall not terminate or be affected or impaired by the lapse of time since execution, nor my subsequent disability or incapacity, from whatever cause. Additionally, any person receiving this Power of Attorney shall be entitled to rely on the authority of my **Agent** herein granted, until and unless I executed a writing expressly revoking my **Agent's** aforesaid powers, and said writing is duly recorded and published in a like matter as this Specific Power of Attorney.

**THIS Power of Attorney** supersedes all other Powers of Attorney executed by me prior hereto and any Powers of Attorney executed prior hereto are hereby revoked, made null and void and of no further force or effect.

IN WITNESS WHEREOF, Prosperity S. Cianelli, have hereunto set my (our) hand(s) and seal(s), this February day of 21, 2012.

  
\_\_\_\_\_  
Prosperity S. Cianelli

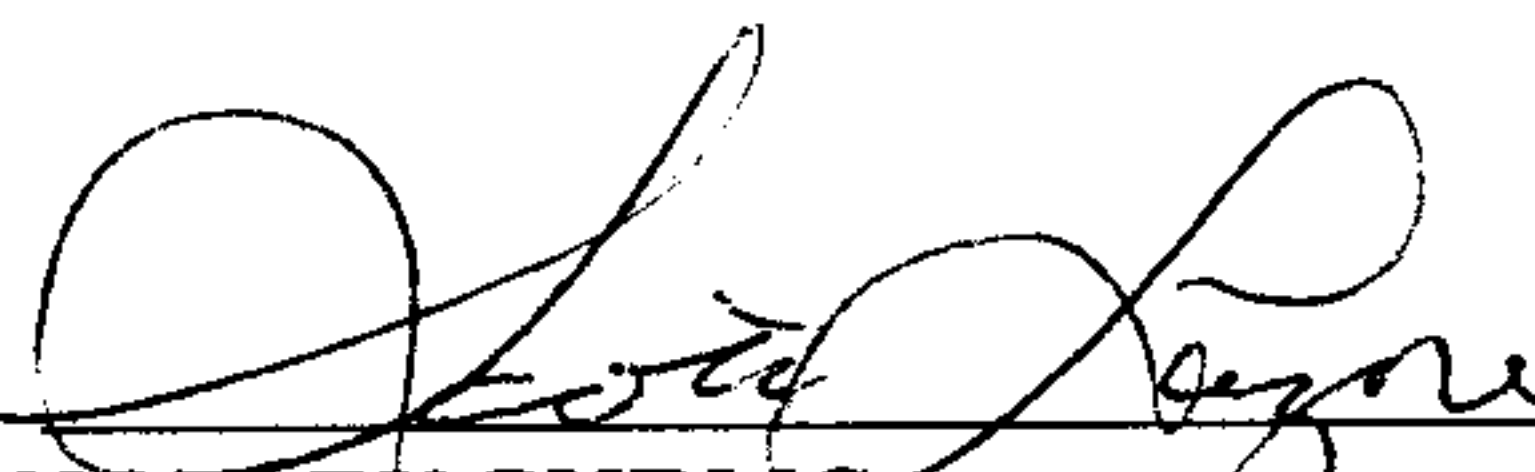
General Acknowledgement

STATE OF Alabama  
Shelby COUNTY

I, Scott Lazore a Notary Public in and for said County, in said State, hereby certify that **Prosperity S. Cianelli**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this  
21 day of February, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 10/8/2013



20120402000112060 4/4 \$21.00  
Shelby Cnty Judge of Probate, AL  
04/02/2012 12:44:48 PM FILED/CERT

IN WITNESS WHEREOF, Dion C. Cianelli, have hereunto set my (our) hand(s) and seal(s), this  
16 day of March ~~2012~~ 2012 O.C.

Dion C. Cianelli

Dion C. Cianelli

STATE OF Alabama

Jefferson COUNTY

I, Karen K. Madden a Notary Public in and for said County, in said State, hereby certify that **Dion C. Cianelli**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

**NOTARY STAMP/SEAL**

Given under my hand and official seal of office this  
16<sup>th</sup> day of March, 2012.



Karen K. Madden

NOTARY PUBLIC

My Commission Expires: 07-06-2013