


20120423000137780 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/23/2012 10:34:40 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
GEORGE VAUGHN, Attorney at Law
Weaver Tidmore, LLC
300 Cahaba Park Circle Suite 200
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, MICHAEL E. STEPHENS do hereby appoint RHONDA HOGGLE attorney-in-fact in all matters relating to the sale of our real estate located at INDIAN SPRINGS, ALABAMA 35124 described as follows:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

I hereby specifically authorize RHONDA HOGGLE to execute on my behalf all papers necessary to complete the sale of the above property, including, but not limited to all waivers, contracts, deeds, disclosures, settlement statements and any other documents required to be executed by any Bank, Savings and Loan, Mortgage Company, Title Company or Realty Company in connection with any mortgage or contract and to do all acts and things as fully and effectually in all respects as I would do if present.

It is my intent that this Power of Attorney shall be a Durable Power of Attorney pursuant to Section 26-1-2 Code of Alabama 1975, as amended. This Power of Attorney shall not be affected by disability, incompetency or incapacity of the principal.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on me, and my heirs, legal personal representatives, and assigns; whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by any person acting in reliance hereon. This Power of Attorney may be filed for record in any public office and shall expire 60 days from the date of execution.

WITNESS my hand and seal this 17th day of APRIL, 2012.


MICHAEL E. STEPHENS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County in said State, hereby certify that MICHAEL E. STEPHENS whose name is signed to the foregoing Durable Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Durable Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th of APRIL, 2012.


Nataleea N. Schmitt

Notary Public

My commission expires: 4-12-16



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EXHIBIT A

TRACT I:

Commence at the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 27, Township 19 South, Range 2 West, being the Point of Beginning; thence S $0^{\circ} 02' 30''$ E and run along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section 361.56'; thence S $59^{\circ} 33' 19''$ W and run 260.94'; thence N $75^{\circ} 18' 41''$ W and run 473.44'; thence S $38^{\circ} 10' 21''$ W and run 736.08'; thence S $61^{\circ} 03' 52''$ W and run 92.05'; thence N $41^{\circ} 23' 51''$ W and run 66.16'; thence N $62^{\circ} 24' 45''$ W and run 194.0'; thence S $39^{\circ} 43' 09''$ W and run 304.51'; thence S $47^{\circ} 48' 35''$ W and run 411.07'; thence N $0^{\circ} 04' 02''$ E and run 465.48' to the South ROW of Al Highway 119; thence N $69^{\circ} 41' 27''$ E and along said ROW run 163.67' to the PC of a curve to the left, said curve having a radius of 2865.0' and a central angle of $13^{\circ} 27' 04''$; and a chord bearing of N $63^{\circ} 02' 18''$ E and a chord of 671.06'; thence run along the arc of said curve and said ROW 672.61'; thence N $56^{\circ} 23' 43''$ E and run along said ROW 994.02'; thence S $88^{\circ} 33' 02''$ E and run 353.05' to the Point of Beginning.

TRACT II:

That portion of Lot 1A, according to a Resurvey of Lots 1 & 2 Cahaba Valley Farms, as recorded in Map Book 42, page 146, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Lot 1A and run an assumed bearing of North 09 degrees, 33 minutes, 31 seconds East along the East line of said Lot 2 for a distance of 994.21 feet to the point of beginning; thence run North 51 degrees, 02 minutes, 43 seconds West for a distance of 281.99 feet to a point; thence run North 38 degrees, 10 minutes, 21 seconds East for a distance of 271.48 feet to a point; thence run South 75 degrees, 18 minutes, 41 seconds East for a distance of 116.13 feet to a point; thence run South 09 degrees, 33 minutes, 31 seconds West for a distance of 366.36 feet to the point of beginning.