


## LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA )  
COUNTY OF SHELBY)

  
20120706000237920 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
07/06/2012 08:34:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that **BARBARA DEASON**, whose address is 416 Ramsey Road, Hoover, Alabama 35242, (hereinafter referred to as "Principal") does by these presents make, constitute and appoint, **MITCH DEASON**, and/or his designated representative as my true and lawful agent(s) and Attorney-in-Fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place and stead, and for my use and benefit, the Deed, Limited Home Warranty, Lien Waiver Affidavits and any and all documents necessary to purchase the below described property being more particularly described as the following real estate, situated in Shelby County, Alabama:

**Lot 2967, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33 A-D, in the Probate Office of Shelby County, Alabama.**

**Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Instrument No. 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

Parcel ID#: 09-2-09-0-015-001.004

with a property address of 1004 Regency Way, Birmingham, AL 35242, including, but not limited to the Settlement Statement, HUD Certification, Warranty Deed, Lien Waiver and any other documents required for said purchase of the above described property. Purchase price shall be in the amount of \$65,000.00.

I further give and grant unto my said Attorney-in-Fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be effected by disability, incompetency or incapacity of Principal.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore and of the form and contents thereof, and that the Agent deems the execution thereof on my behalf necessary or desirable.


This Power of Attorney entitles the Attorney in Fact to execute, sign, and deliver a mortgage, deed of trust for real property and hypothecate such property.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this the 27<sup>th</sup> day of June, 2012.

\_\_\_\_\_  
Witness

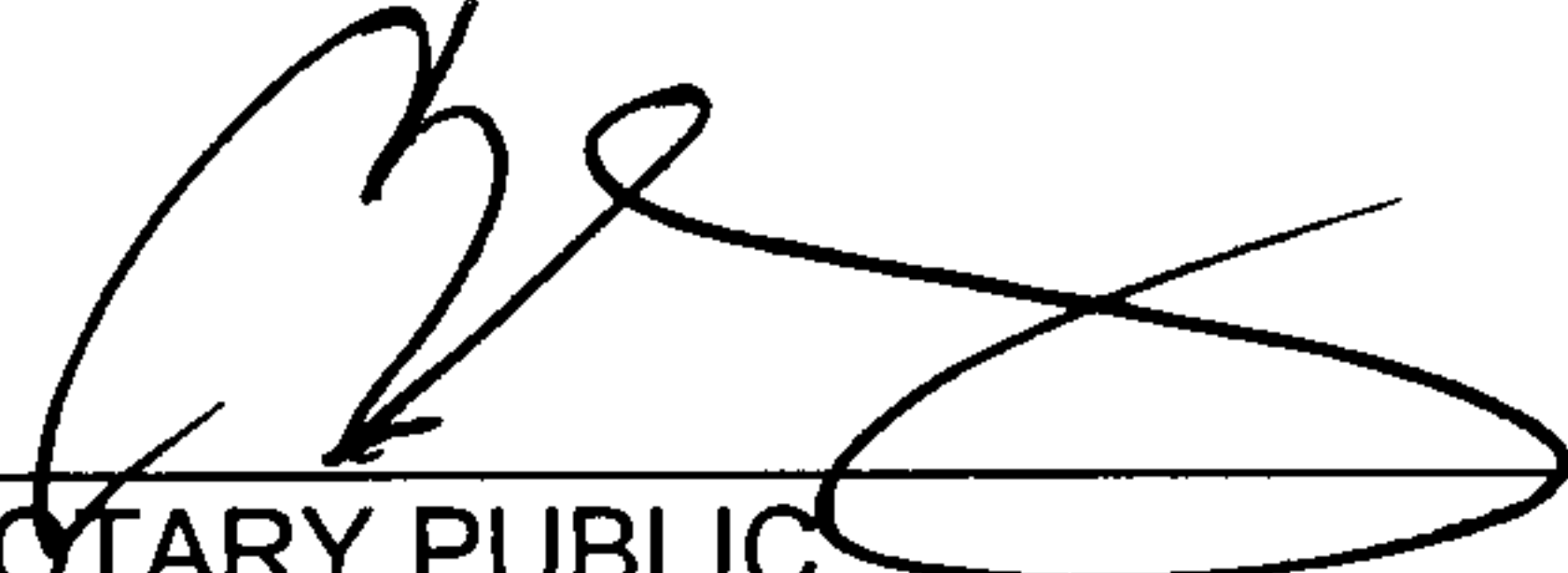
Barbara Deason  
BARBARA DEASON

STATE OF ALABAMA       }  
COUNTY OF JEFFERSON   }

  
20120706000237920 2/2 \$15.00  
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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BARBARA DEASON, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 27<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 6/5/2015



This instrument prepared by:  
Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223