

## **SPECIFIC POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That I, **ANNE YEAMAN**, has made, constituted and appointed, by these presents do make, constitute and appoint **SUSAN Y. LANGSTON**, my true and lawful Attorney-in-Fact and Agent (hereinafter called Agent), for me in my name, place and, stead and for my behalf and benefit:


1. **SPECIFIC GRANT OF POWER:** To exercise or perform the specific act enumerated below relating to the transaction of property, real or personal tangible or intangible, to be purchased by me. I grant my Agent full power and authority to do fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted;

- a). **POWER TO PURCHASE/FINANCE:** To purchase and/or finance real or personal property, tangible or intangible, or interest therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any and all instruments or documents pertaining to the refinance or conveyance of the real or personal property described as follows:

**1012 DUNNAVANT PLACE  
BIRMINGHAM, AL 35242**

**SEE EXHIBIT A FOR LEGAL DESCRIPTION**

2. **INTERPRETATION AND GOVERNING LAW:** This instrument is to be construed and interpreted as a specific durable power of attorney and shall not be affected by my disability, incompetence or incapacity. This instrument is executed and delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to the validity of the power and the construction of its provisions.
3. **INDEMNITY:** We hereby bind ourselves to indemnify our Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorney fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted in this power of attorney.
4. **THIRD PARTY RELIANCE:** Third parties may rely upon the representatives of my Agent as to all matters relating to the specific power granted to my Agent and no person who may act in reliance upon the representations of our Agent of the authority granted to our Agent shall

  
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***First American Title Insurance Company***

**COMMITMENT**

**SCHEDULE C**

**LEGAL DESCRIPTION**

Issuing Office File No.: T-89323

**Lot 2553, according to the Survey of Highland Lakes, 25<sup>th</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama; being situated in 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 in 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 25<sup>th</sup> Sector, Phase I, recorded in Instrument #20050609000280540, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")**



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occur any liability to our estate as a result of permitting our Agent to exercise this power.

IN WITNESS WHEREOF, We have executed this Specific Power of Attorney, which shall not be affected by our disability, incapacity or incompetence, and I have directed that photographic copies of this power be made, which shall have the same force and effect as an original.

Dated on the 18<sup>th</sup> day of July, 2012.

Anne Yeaman  
ANNE YEAMAN 7-18-12

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that ANNE YEAMAN assigned to the foregoing Power of Attorney and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 18<sup>th</sup> day of JULY, 2012.

Kathy M. Parker  
NOTARY PUBLIC  
Comm Exp. 6/1/13

THIS INSTRUMENT PREPARED BY:  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX, SUITE 101  
BIRMINGHAM, ALABAMA 35243



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