


When recorded return to:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC.
4501 Pine Tree Circle
Vestavia Hills, Alabama 35243


20130107000007940 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
01/07/2013 10:12:29 AM FILED/CERT

SPECIFIC/LIMITED POWER OF ATTORNEY - REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: I, Cristina Alanis Hernandez, residing at 208 Crown Woods Drive Hoover, Alabama 35244, pursuant to the Alabama Uniform Power of Attorney Act, §26-1A-101, et seq., make and appoint, and by these presents do grant to and make, constitute and appoint Julian C. Hernandez ("Agent" and/or "Attorney-In-Fact"), residing at 208 Crowne Woods Drive, Hoover, Alabama 35244, the true and lawful agent for the undersigned for the purpose and with the powers set forth in this Specific/Limited Power of Attorney.

PURPOSES: The above named Agent shall have the authority in my name and stead, with full power of substitution and revocation to perform the acts listed below with respect to the following real property ("Property"):
1024 VALHALLA WAY, CALERA AL 35040.

Legally Described as: **LOT 0281, BLOCK 003, TIMBERLINE AT THE RESERVE PLAT BOOK 34 PAGE 117 SHELBY COUNTY.**

POWERS: The Attorney-In-Fact shall have the power to:

- Make, draw and endorse promissory notes, checks, or mortgages pertaining to the Property;
- Make and execute any and all contracts pertaining to the sale of the Property;
- Receive and demand all sums of money, debts, dues, accounts, bequests, interest and demands pertaining to the Property, which are not or shall hereafter become due or payable to the undersigned and to compromise, settle or discharge the same;
- Receive all consumer disclosure documents and exercise all rights granted thereunder; and
- Execute any and all documentation necessary to effectuate any transaction and purchase described above, including, but not limited to, closing statements, instruments of conveyance and supporting documentation, mortgages, notes, certifications, acknowledgments, and like instruments.

The above described purchase of 1024 VALHALLA WAY, CALERA AL 35040 is described in the sales contract for the sale of real estate entered into by JULIAN CHRISTOPHER HERNANDEZ and CRISTINA A. HERNANDEZ (Purchaser) and DR Horton (Seller) dated on or about 10/30/12. The purchase price is \$184,372.00. I have inspected and signed this contract and am fully aware of its contents.

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent disability or incompetence and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on January 31, 2013 at 11:59 pm.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 19 day of December, 2012.

Signature Cristina Alanis Hernandez
Cristina Alanis Hernandez

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

On this 19 day of Dec, 2012 before me the undersigned, a Notary Public of the State of Alabama personally appeared Cristina Alanis Hernandez who is personally known to me, who being duly sworn did say that s/he signed this instrument, and s/he acknowledges the execution of this instrument to be her/his voluntary act and deed and by his voluntarily done and executed. Witness my hand and Notarial Seal the day and year last above written.

Kerrie A. Johnston
Notary Public-
My Commission Expires: 6-11-15



12-1049