

## DURABLE POWER OF ATTORNEY (Specific and Limited)

STATE OF Alabama )  
Jefferson COUNTY )

This power of attorney shall not be effected by disability, incompetency, or incapacity of the principal in accordance with Alabama Code Section 26-1-2 (1975).

1. APPOINTMENT OF ATTORNEY IN FACT. I, Reade April Winner, as principal ("Principal"), resident of the State and County listed in the notary section below, have made, constituted and by these presents to make, constitute and appoint, Melvin Upchurch, as my true and lawful agent and attorney-in-fact ("Agent") to do and perform any and all acts, to take any actions and execute any documents in connection with the sale of the property for no less than \$215,000 described as:

**Lot 4, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Pages 23 A&B, in the Probate Office of Shelby County, Alabama.**

also known as: **4208 Heritage Oaks Circle, Birmingham , AL 35242**

including signing a contract of sale, listing agreement, warranty deed transferring ownership, title affidavits etc, as I may do in my own stead. This Power of Attorney shall be valid and of full force and effect for ninety (90) days from the date of execution of this Power of Attorney.

2. EXECUTION AND DELIVERY. The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in our name and behalf shall be conclusive evidence of Agent's approval of the consideration therefor, and of the form and contents thereof, and that Agent deems the execution thereof in our behalf necessary and desirable.

3. RELIANCE ON AUTHORITY. Any person, firm or corporation dealing with Agent under the authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties April rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who April act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to us or our estate as a result of permitting Agent to exercise any power.

4. LIMIT ON AGENT'S AUTHORITY. The authority of the Agent is specific and limited to the sale of the above referenced property not to be less than \$215,000.

5. EFFECTIVE DATE OF AGENT'S AUTHORITY. This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, Reade April Winner, as Principal, have executed this Specific and Limited Durable Power of Attorney. Dated this the 19<sup>th</sup> day of April, 2013.

PRINCIPAL:


Reade  
Reade April Winner

STATE OF Alabama )  
Jefferson COUNTY )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Reade April Winner, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the limited power of attorney she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 19<sup>th</sup> day of April, 2013.

Notary Public  
My commission expires:

Expires: 6/6/2015

  
20130429000171800 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
04/29/2013 10:36:42 AM FILED/CERT

LAUREN ASHLEY BAUM  
Notary Public  
ALABAMA STATE AT LARGE