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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

COUNTY OF SHELBY

# DURABLE SPECIAL POWER OF ATTORNEY

I, J.P. THOMAS, JR. do hereby appoint DENEISE FONDREN my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, Note, Mortgage, Riders, Truth in Lending and any other forms required by the Lender, the Title Company and/or the Closing Attorney in connection with the first mortgage and purchase of the property located at 4552 GUILFORD CIRCLE, BIRMINGHAM, ALABAMA 35242 and more particularly described as follows, to-wit:

LOT 115, ACCORDING TO THE FINAL PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE I, AS RECORDED IN MAP BOOK 20, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**LOAN AMOUNT: $82,000**
**TERM: 30 YEARS**
**RATE: 3.625%**
**LENDER: HOMETOWN MORTGAGE SERVICES, INC.**

On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 26 day of APRIL, 2013 and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 26 day of APRIL , 2013.

J. P. THOMAS, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. P. THOMAS, JR. whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of APRIL, 2013.

Notary Public
Print Name:
Commission Expires:

***MUST AFFIX SEAL***

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
EXECUTIVE REAL ESTATE GROUP, LLC
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242

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