

State of Alabama)
Shelby County)


20130709000277890 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/09/2013 09:54:16 AM FILED/CERT

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that John Coggins, the undersigned, does hereby make, constitute and appoint Traci Coggins, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To ~~exercise~~ or perform any act, power, duty, right of obligation whatsoever that I now have, or may ~~hereafter acquire~~ the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the sale (X) or purchase () of that certain real estate more particularly described below:

See Exhibit "A" attached hereto.

Property Address: 520 Chesser Circle
Chelsea, Alabama 35043

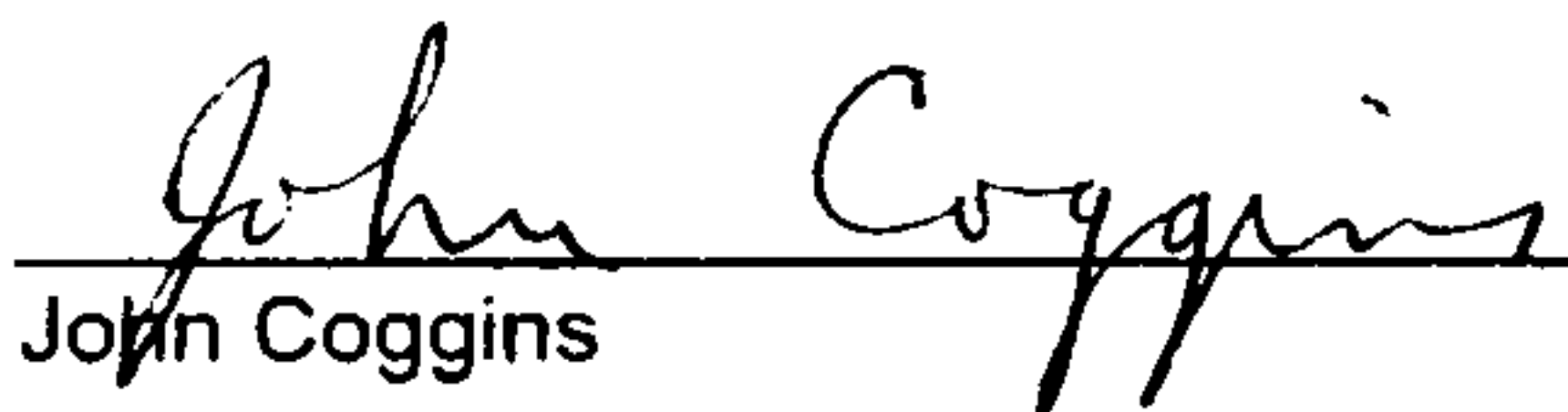
Sales Price: \$ 195,000

I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the selling (X) purchase () of the above reference real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the selling/purchase of said real estate.

This instrument is to be construed and interpreted as a Specific Power of Attorney.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence and be in full force and effect on April 19, 2013, the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, John Coggins, individually; and such rights, powers and authority shall remain in full force and effect until the sale powers and authority shall remain in full force and effect until the sale of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said sale, and for a period of ninety (90) days after said signing. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death, shall be binding upon me, my heirs, assigns and personal representatives. The undersigned grantor of this Specific Power of Attorney herein specifically grants to Traci Coggins, the power and right to act on the grantor's behalf to sell and sign any and all documents necessary to transact the sale of the above reference real estate.

IN WITNESS WHEREOF, as Principal, John Coggins, is signing this Specific Power of Attorney at Birmingham, Alabama this the April 19, 2013, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


John Coggins

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and as his act on the day of the same bears date.

Give under my hand and official seal this the 19th day of April, 2013

5/21/2015

A circular notary seal for Walter E. Thomas, Notary Public, Alabama State, at Large. The seal features a central five-pointed star. The text "WALTER E. THOMAS" is curved along the top inner edge, "NOTARY PUBLIC" is curved along the bottom inner edge, and "ALABAMA STATE" is curved along the right inner edge. The words "AT LARGE" are positioned at the top right, outside the main circular border. The seal is surrounded by a decorative dotted border.

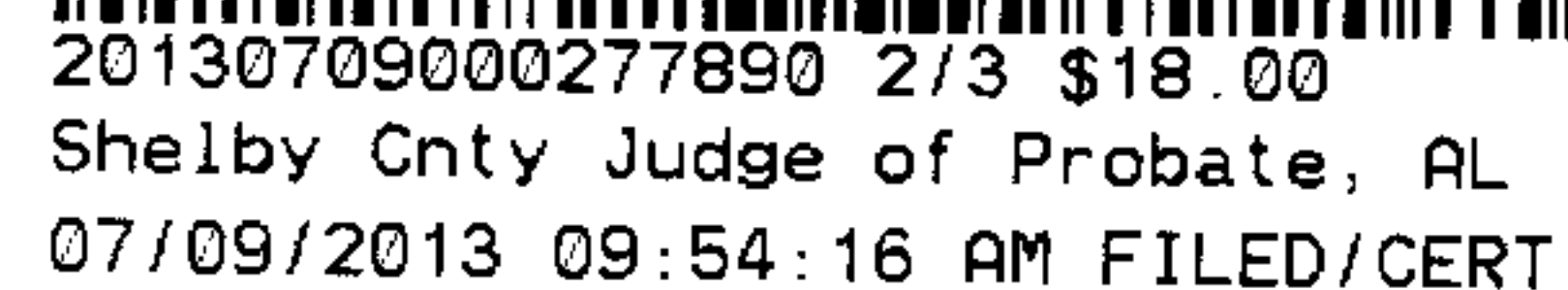


EXHIBIT "A"

Lot 36, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, as recorded in Map Book 31, Pages 21 A & B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

