


POWER OF ATTORNEY

State of Alabama
County of Jefferson


20130710000280470 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/10/2013 09:13:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that I, Christopher Lipski, do hereby constitute and appoint Tammy Martin my true and lawful attorney for me and in my name to enter into, make, sign, execute and deliver, acknowledge and perform any contract, agreement, writing, or thing, that may, in the opinion of my said attorney, be necessary, or proper, to be entered into, made or signed, sealed, executed, delivered, acknowledged, or performed, and generally to do, execute and perform any other act, deed, matter or thing, whatsoever, that ought to be done, executed and performed, or that, in the opinion of my said attorney ought to be done, executed or performed, in and about the premises, of every nature and kind whatsoever, as fully and effectually as I could do if personally present. Specifically, I give my attorney in fact the authority to mortgage real estate, if needed, the legal description and terms of transaction being set out as Exhibit "A" hereto. This Power of Attorney shall not be affected by disability, incompetency, or incapacity of the principal and shall continue in effect upon the disability, incompetency, or incapacity of the principal.

And I, the undersigned, do hereby ratify and confirm all whatsoever my said attorney shall do, or cause to be done, in or about the premises, by virtue of this Power of Attorney.

This Power of Attorney will expire thirty (30) days from the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 7th day of June, 2013.

Christopher Lipski
Christopher Lipski

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Lipski, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June, 2013.

My Commission Expires: 8/21/14

Della Pender
Notary Public

EXHIBIT "A"

This Power of Attorney is given specifically for the purpose of executing any and all paperwork necessary for the sale / purchase / refinance of property known as 1008 Crawford Court, Chelsea, AL 35043, and being further described as follows below; contract purchase price of \$ 146,000.00 ; Mortgage in the amount of \$ 70,000.00 with Wells Fargo Bank, N.A. (Lender); closing scheduled for June, 2013 at the office of Halbrooks & Allen, LLC. The Attorney-in-Fact may execute, deliver, sign, accept a mortgage, deed of trust, hypothecate, encumber, sell, borrow, refinance, etc.

Legal Description:

See attached "Schedule A"

Subject to: all easements, restrictions and rights of way of record.

This instrument prepared by:

Halbrooks & Allen, LLC
1 Independence Plaza, Suite 704
Birmingham, AL 35209



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SCHEDULE A
(continued)

LEGAL DESCRIPTION

Lot 6-81, according to the Survey of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



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