

POWER OF ATTORNEY



20130710000280550 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/10/2013 09:13:54 AM FILED/CERT

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS that I, Jeffrey C. Kunard, do hereby constitute and appoint Joe Welford 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 14th day of June, 2013.

Jeffrey C. Kunard

State of AL
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey C. Kunard, 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 14th day of June, 2013.

My Commission Expires: _____

Notary Public

MY COMMISSION EXPIRES JULY 20, 2013

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 4117 Somerset Ridge, Birmingham, AL 35242, and being further described as follows below; contract purchase price of \$ 495,000.00; Mortgage in the amount of

\$ 395,000.00 with Military Family Home Loans, LLC (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:

Lot 1195, according to A Subdivision for Single Family Residences of Brook Highland, 11th Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, Page 36, in the Probate Office of Shelby County, Alabama.

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

