


STATE OF ALABAMA)
COUNTY OF SHELBY)


20130809000325350 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
08/09/2013 01:03:55 PM FILED/CERT

**DURABLE POWER OF ATTORNEY
(Specific and Limited)**

This power of attorney shall not be affected 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, **Steven G. Van Epps**, as principal ("Principal"), has made, constituted and by these presents do make, constitute and appoint **John H. Henson**, as my true and lawful agent and attorney-in-fact ("Agent") to do and perform the following:

To do any and all acts, to take any actions and execute any documents in connection with the sale of, and the execution of any contract, deed, settlement statement, affidavits or documents in connection with my making any promissory note or mortgage, in connection with the sale of the following real property, **2133 Old Cahaba Place, Helena, AL 35080** with a legal description as follows:

Lot 440, according to the Survey of Old Cahaba Oakwood Sector, as recorded in Map Book 28, Page 13, in the Probate Office of Shelby County, Alabama.

And without limitation, to do any and all acts, to take any actions and execute any documents in connection with the execution of any settlement statement, deed, affidavit, or other documents deemed necessary by any closing attorney, settlement agent or title insurance company to effectively transfer title of the property herein. This Power of Attorney shall be valid and of full force and effect for one hundred eighty (180) days from the date of execution.

2. EXECUTION AND DELIVERY. The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my 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 my 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 may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my 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 matters set forth herein above in connection with the purchase of that certain real property described above.

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, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this the 1st day of August, 2013.


Steven G. Van Epps

STATE OF Alabama)
COUNTY OF Jefferson)


On August 1, 2013, before me the undersigned Notary Public, in and for said County and State, personally appeared **Steven G. Van Epps** personally known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that, being informed of the contents thereof, he executed the same voluntarily on the date same bears date.

WITNESS my hand and official seal


Signature NOTARY PUBLIC

My commission expires: 13-11-16

This instrument prepared by:
John H. Henson
Attorney At Law
1220 Alford Avenue
Birmingham, AL 35242


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