

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

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KNOW ALL MEN BY THESE PRESENTS, that, I, **Amber L. Zaccagni**; (hereinafter referred to as "Principal"), do by these presents make, constitute and appoint my husband, **Hayden J. Zaccagni**, my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place, and stead, and for my use and benefit, to execute the mortgage, note, closing statement, and any and all other documents necessary to complete the purchase of the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being located in the NW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NW 1/4 of said Section 13; thence North 0 degrees 28 minutes 08 seconds West, a distance of 295.85 feet to an iron pin found; thence North 82 degrees 20 minutes 33 seconds West a distance of 213.77 feet to the point of beginning; thence continue along last described course a distance of 200.03 feet to an iron pin found; thence North 75 degrees 25 minutes 53 seconds West, a distance of 87.77 feet to an iron pin found; thence North 34 seconds 57 minutes 08 seconds East, a distance of 142.97 feet to an iron pin found; thence North 13 degrees 17 minutes 34 seconds East, a distance of 190.38 feet to an iron pin found; thence North 42 degrees 54 minutes 00 seconds East, a distance of 128.92 feet; thence South 5 degrees 37 minutes 53 seconds East, a distance of 250.63 feet; thence South 13 degrees 26 minutes 0 seconds East, a distance of 200.33 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to an "Easement Agreement and Abandonment of Previously Recorded Easement" signed by James R. Stephens and wife, Linda S. Stephens and J. Kent Taylor and wife, Patricia B. Taylor dated February 24, 2003, and an "Encroachment Agreement" signed by James R. Stephens and wife, Linda S. Stephens and James E. Mulvaney dated February 24, 2003. All of the above being previously recorded in the Office of the Judge of Probate of Shelby County, Alabama, all other existing easements, current taxes due or becoming due, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record affecting the property.

Also Known As: 5228 Cahaba Valley Cove, Birmingham, Alabama 35242

Including, but not limited to the Settlement Statement, HUD Certification, Lien Waiver and any other documents required for said purchase and conveyance.

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

This power of attorney shall not be effected by disability, incompetency, or incapacity of Principal.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 4th day of March, 2014.


Amber L. Zaccagni

STATE OF Alabama
Jefferson COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **Amber L. Zaccagni**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of March, 2014.


Notary Public
My Commission Expires: _____

The document prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209
(205) 871 1440

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 1, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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