

When recorded return to:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC.  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

20140409000102380 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
04/09/2014 10:49:29 AM FILED/CERT

**SPECIFIC/LIMITED POWER OF ATTORNEY - REAL ESTATE**

**KNOW ALL MEN BY THESE PRESENTS:** I, Christina R. Karst, residing at 241 Eden View Drive, Hoover, AL 35244, pursuant to the Alabama Uniform Power of Attorney Act, §26-1A-101, et seq., make and appoint, and by these presents do grant to and make, constitute and appoint Tyler S. Camp (~ Agent" and/or ~ Attorney-In-Fact"), residing at 241 Eden View Drive, Hoover, AL 35244, the true and lawful agent for the undersigned for the purpose and with the powers set forth in this Specific/Limited Power of Attorney.

**PURPOSES:** The above named Agent shall have the authority in my name and stead, with full power of substitution and revocation to perform the acts listed below with respect to the following real property (~ Property"):  
**420 Ballantrae Rd, Pelham, Al 35124**

Legally Described as: **LOT 1411, BRAEMER AT BALLANTRAE, PHASE 1, MAP BOOK 37, PAGE 70**

**POWERS:** The Attorney-In-Fact shall have the power to:

- ❖ Make, draw and endorse promissory notes, checks, or mortgages pertaining to the Property;
- ❖ Make and execute any and all contracts pertaining to the sale of the Property;
- ❖ Receive and demand all sums of money, debts, dues, accounts, bequests, interest and demands pertaining to the Property, which are now or shall hereafter become due or payable to the undersigned and to compromise, settle or discharge the same;
- ❖ Receive all consumer disclosure documents and exercise all rights granted thereunder; and
- ❖ Execute any and all documentation necessary to effectuate any transaction and purchase described above, including, but not limited to, closing statements, instruments of conveyance and supporting documentation, mortgages, notes, certifications, acknowledgments, and like instruments.

The above described sale of **420 Ballantrae Road, Pelham, AL 35124** is described in the sales contract for the purchase of real estate entered into by Tyler S. Camp and Christina R. Karst (Purchasers) and The Department of Veterans Affairs (Sellers) dated on or about 02/28/2014. The purchase price is \$199,250.00. I have inspected and signed this contract and am fully aware of its contents.

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent disability or incompetence and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on April 30, 2014 at 11:59 pm.

**IN TESTIMONY WHEREOF**, I have hereto set my hand and seal this 24 th day of March, 2014.

Signature:   
Christina R. Karst

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

On this 24 day of March, 2014 before me the undersigned, a Notary Public of the State of Alabama personally appeared Christina R. Karst who is personally known to me, who being duly sworn did say that s/he signed this instrument, and s/he acknowledges the execution of this instrument to be her/his voluntary act and deed and by her/him voluntarily done and executed. Witness my hand and Notarial Seal the day and year last above written.

  
Notary Public-

My Commission Expires:

