

STATE OF ALABAMA)
COUNTY OF SHELBY)

20140729000233280
07/29/2014 03:22:03 PM
POA 1/3

**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, Robert G. Smith, as principal ("Principal"), a resident of Allegheny County, State PA, has made, constituted and by these presents do make, constitute and appoint Elizabeth Smith, 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 purchase of, and the execution of mortgage and/or loan documents in connection with my making any promissory note or mortgage, in connection with the purchase of the real property located at 1077 S Hampton Place, Birmingham, AL 35242, said property being more particularly known as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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, application, promissory note, mortgage, deed of trust, affidavit, undertaking, assurance or other documents deemed necessary or required by any bank, mortgage company, credit union, individual or other lender providing mortgage funding to either of us in connection with said purchase, (hereinafter referred to as the "Mortgage Company) or by any title insurance insurer providing any policy of title insurance to the Mortgage Company in connection with said purchase. 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 set forth herein above and more particularly described on Exhibit "A" attached hereto.

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.

6. THIS POWER OF ATTORNEY shall not be affected by my disability, incompetency or incapacity. It is intended that this power of attorney is to become effective immediately upon execution and shall continue in effect during and subsequent to my disability, incompetency or incapacity.

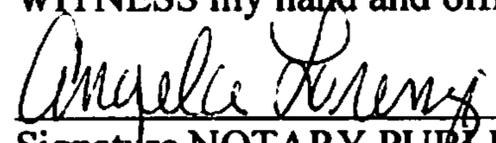
IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

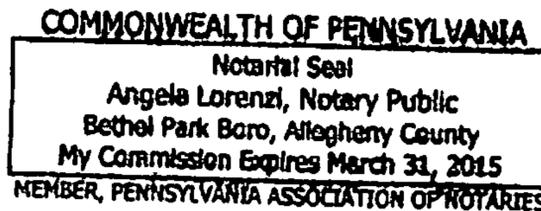
Dated: JUN 27 2014


Robert G. Smith

STATE OF PA)
COUNTY OF Allegheny)

On June 27 2014, before me, the undersigned Notary Public, in and for said County and State, personally appeared Robert G. Smith 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, (s)he executed the same voluntarily on the date same bears date.

WITNESS my hand and official seal

Signature NOTARY PUBLIC



My commission expires: 03-31-15

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

EXHIBIT A

20140729000233280 07/29/2014 03:22:03 PM POA 3/3

Lot 85, according to the Survey of The Village at Highland Lakes, Regent Park neighborhood, Phase Two, an Eddleman Community, as recorded in Map Book 38, page 125, in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and master protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park neighborhood, recorded as Instrument #20070223000084910, in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

SOURCE OF TITLE: Statutory Warranty Deed recorded in Instrument #20071228000582340.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/29/2014 03:22:03 PM
\$20.00 CHERRY
20140729000233280

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.