

STATE OF ALABAMA)
COUNTY OF SHELBY)

20140801000237480
08/01/2014 11:22:23 AM
POA 1/3

**DURABLE POWER OF ATTORNEY
FOR THE SALE OF REAL PROPERTY
(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, Dorothy E. Mizerany, as principal ("Principal"), resident of Shelby County, AL, has made, constituted and by these presents do make, constitute and appoint Diane M. Milazzo 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 my interest in and to that certain real property commonly known as 160 Chase Creek Circle, Pelham, Alabama 35124, said property being more particularly described as:

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, affidavit, assurance, deed, undertaking or other document deemed necessary for the sale of my interest in and to said property. This Power of Attorney shall be valid and of full force and effect for three hundred sixty five (365) 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 sale of that certain real property named hereinabove and 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.

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

Dated May 22 2014

Dorothy E. Mizerany
Dorothy E. Mizerany

STATE OF Alabama)
COUNTY OF Shelby)

On May 22, 2014, before me the undersigned Notary Public, in and for said County and State, personally appeared Dorothy E. Mizerany, 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.

P. Johnson
Signature NOTARY PUBLIC

My commission expires: My Commission Expires 1/13/2016

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

EXHIBIT "A"

Lot 31, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/01/2014 11:22:23 AM
\$20.00 CHERRY
20140801000237480

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the bottom right portion of the official text.