

When recorded return to:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC.
2188 Parkway Lake Drive
Hoover, AL 35244

20140908000281290 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
09/08/2014 12:57:38 PM FILED/CERT

SPECIFIC/LIMITED POWER OF ATTORNEY - REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: I, Kerry D. Welch, residing at 133 Jasmine Drive, Alabaster, AL 35007 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 Sonya G. Welch ("Agent" and/or "Attorney-In-Fact"), residing at 133 Jasmine Drive, Alabaster, AL 35007, 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"):
165 Polo Field Way, Chelsea, AL 35043

Legally Described as: **See Attached Exhibit "A" for Legal Description**

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 not 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 sale described above, including, but not limited to, closing statements, instruments of conveyance and supporting documentation, mortgages, notes, deeds, certifications, acknowledgments, and like instruments.

The above described purchase of 165 Polo Field Way, Chelsea, AL 35043 is described in the sales contract for the purchase of real estate entered into by Kerry D. Welch and Sonya G. Welch (Purchasers) and DR Horton, Inc. - Birmingham (Sellers) dated on or about July 6, 2014. The purchase price is \$204,902.00. 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 August 30, 2014 at 11:59 pm.

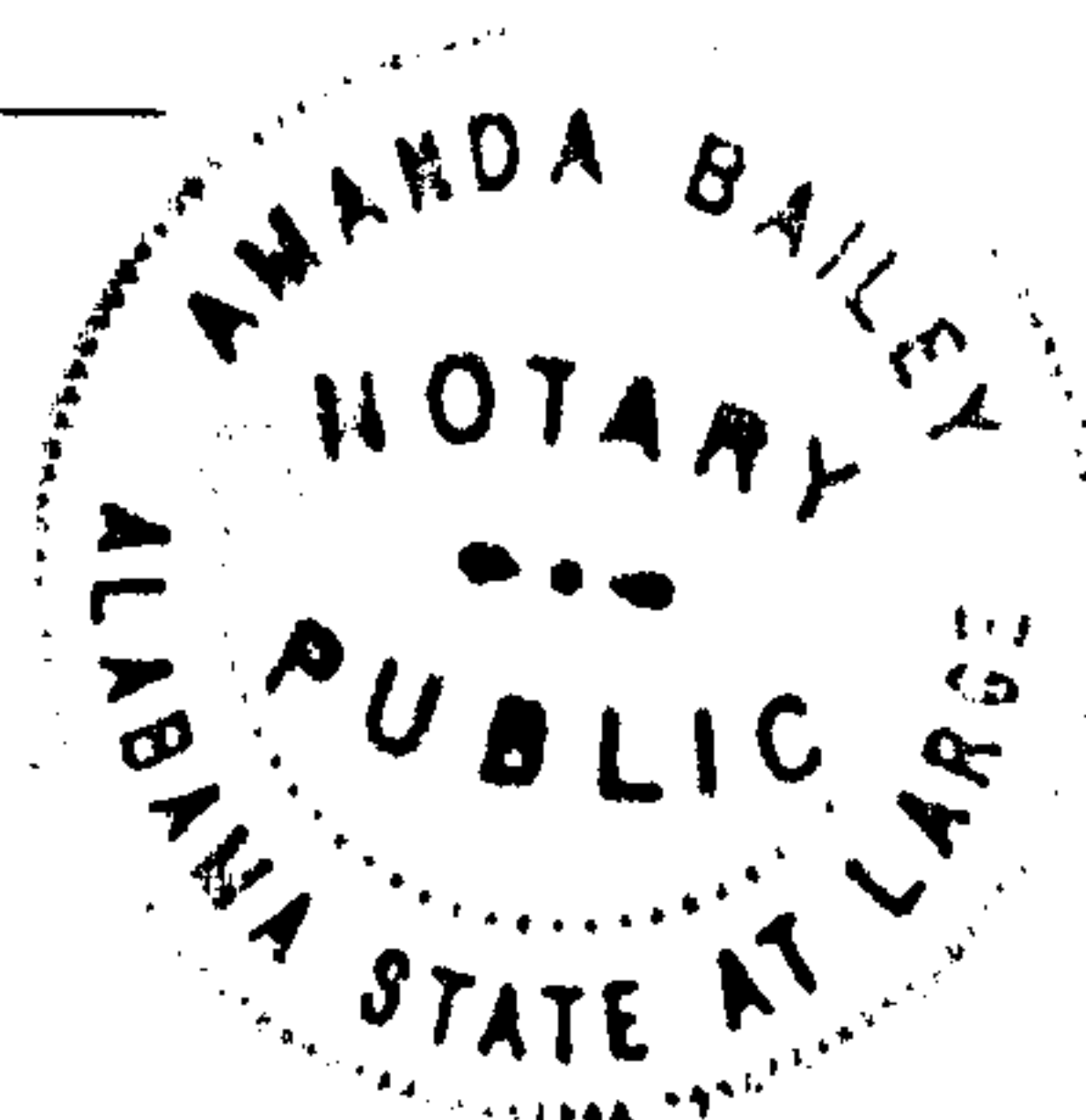
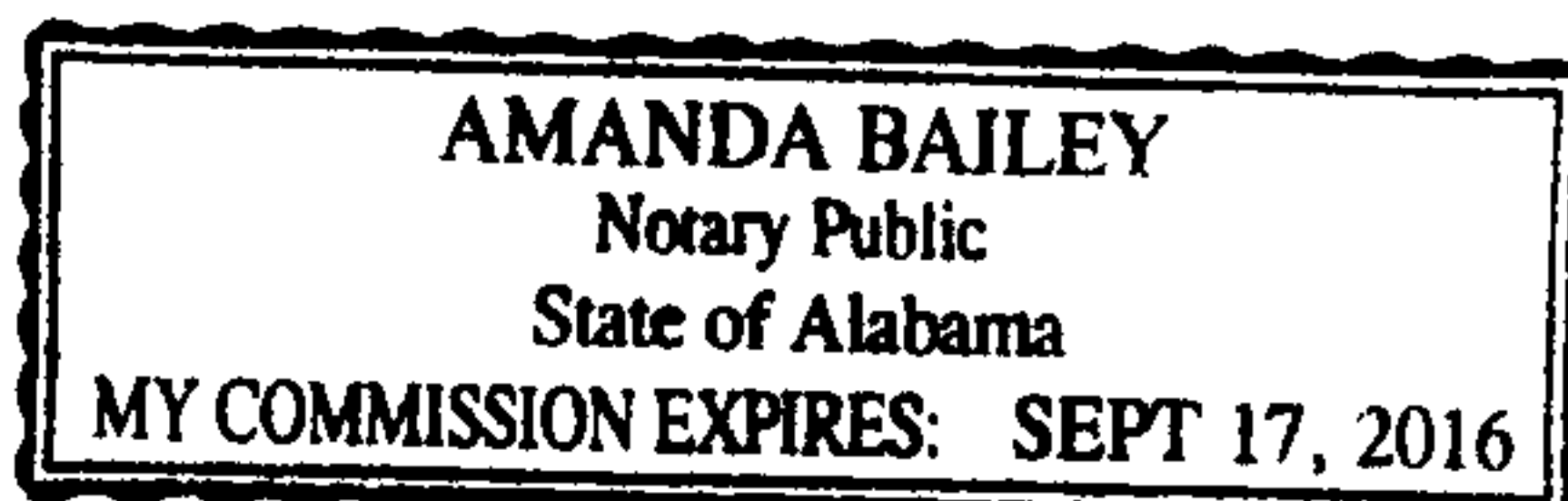
IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 14th day of August, 2014.

Signature: Kerry D. Welch
Kerry D. Welch

STATE OF ALABAMA)
COUNTY OF SHELBY)

On this 14th day of AUGUST, 2014 before me the undersigned, a Notary Public of the State of ALABAMA personally appeared Kerry D. Welch 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 his voluntarily done and executed. Witness my hand and Notarial Seal the day and year last above written.


Notary Public-
My Commission Expires: 9-17-16



140485

Exhibit "A"

Lot 13, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, page 41, in the Probate Office of Shelby County, Alabama.


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