

STATE OF ALABAMA
COUNTY OF SHELBY

ALABAMA DURABLE POWER OF ATTORNEY FOR REAL ESTATE

Article I. Designation of Agent

Section 1.01 I, Linda Fenty, of Shelby County, Alabama appoint the following person as my initial agent, to act for me in my name, place and stead, and for my behalf and benefit:

- (a) Name of Agent: Brittany Rudolph
- (b) Address of Agent: 3217 Wisteria Drive, Vestavia AL 35216
- (c) Telephone Number of Agent: [REDACTED]

Article II. General Grant of Authority

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975:

OPTION 1

I wish to grant general authority over all of the subjects enumerated in this Article

Yes _____, or
✓ No SP07

OPTION 2

I wish to grant specific authority over less than all subjects enumerated in this section and therefore initial by each subject which my agent shall have authority over:

- ✓ SP07 Real Property as defined in Section 26-1A-204 of the Code of Alabama
- ✓ SP07 Tangible Personal Property as defined in Section 26-1A-205 of the Code of Alabama
- _____ Stocks and Bonds as defined in Section 26-1A-206 of the Code of Alabama
- _____ Commodities and Options as defined in Section 26-1A-207 of the Code of Alabama
- _____ Banks and Other Financial Institutions as defined in Section 26-1A-208 of the Code of Alabama

- _____ Operation of Entity or Business as defined in Section 26-1A-209 of the Code of Alabama
- _____ Insurance and Annuities as defined in Section 26-1A-210 of the Code of Alabama
- _____ Estates, Trusts, and Other Beneficial Interests as defined in Section 26-1A-211 of the Code of Alabama
- _____ Claims and Litigation as defined in Section 26-1A-212 of the Code of Alabama
- _____ Personal and Family Maintenance as defined in Section 26-1A-213 of the Code of Alabama
- _____ Benefits from Governmental Programs or Civil or Military Service as defined in Section 26-1A-214 of the Code of Alabama
- _____ Retirement Plans as defined in Section 26-1A-215 of the Code of Alabama
- _____ Taxes as defined in Section 26-1A-216 of the Code of Alabama
- _____ Gifts as defined in Section 26-1A-217 of the Code of Alabama

Article III. Grant of Specific Authority

Section 3.01 My agent may not do any of the following specific acts for me unless I have initialed the specific authority listed below. Note, granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. Initial the specific authority you want to give your agent.

Section 3 Specific Grants

- (a) _____ Create, amend, revoke, or terminate an inter vivos trust, by trust or applicable-law
- (b) _____ Make a gift to which exceeds the monetary limitations of Section 26-1A-217 of the Alabama Uniform Power of Attorney Act, but subject to any special instructions in this power of attorney
- (c) _____ Create or change rights of survivorship
- (d) _____ Create or change a beneficiary designation
- (e) _____ Authorize another person to exercise the authority granted under this power of attorney
- (f) _____ Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- (g) _____ Exercise fiduciary powers that the principal has authority to delegate

Article IV. Limitations on Agent's Authority

Section 4.01 An agent that is not my ancestor, spouse, or descendant may not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

Section 4.02 Limitation of Power. Except for any special instructions given herein to the agent to make gifts, the following shall apply:

- (a) Any power or authority granted to my Agent herein shall be limited so as to prevent this Power of Attorney from causing any Agent to be taxed on my income or from causing my assets to be subject to a "general power of appointment" by my Agent as defined in 26 U.S.C. §2041 and 26 U.S.C. §2514 of the Internal Revenue Code of 1986, as amended.
- (b) My Agent shall have no power or authority whatsoever with respect to any policy of insurance owned by me on the life of my Agent, or any trust created by my Agent as to which I am a trustee.

Article V. Special Instructions

Section 5.01 I have provided the following special instructions for my agent, for my protection, if there are no special instructions, I have written "None".

I desire to authorize Brittany Rudulph to execute and sign, on my behalf, all documents necessary to enter into sales contracts regarding the Property located at 1372 Inverness Cove Drive, Birmingham Alabama 35242 including but not limited to any related documents or extensions of any such documents. Furthermore in the event that a sales contract is negotiated and entered into by Brittany Rudulph or her agents, I desire to authorize the closing attorney associated with said sale to execute any and all documents relating to the sale of such property including but not limited to a warranty deed, settlement statement, lien waiver, and any and all other documents relating to such sales contract so that the Property may be sold.

*This is the only authority that I grant
Only with regard to 1372 Inverness
Cove Dr. / SRT*

Article VI. Effective Date

Option 1

Section 6.01 *SRT* ✓ This Power of Attorney is effective immediately upon my signing,

- (a) _____ This Power of Attorney shall not be affected by my subsequent disability
- (b) _____ This Power of Attorney shall be revoked by my subsequent disability

Option 2

Section 6.02 _____ This Power of Attorney shall be effective immediately upon my disability or incapacity and shall not otherwise be affected by my disability or incapacity.

- (a) _____ My disability or incapacity must be determined either judicially or by agreement of two healthcare professionals
- (b) _____ There is no requirement that my incapacity be judicially or medically determined, but may be determined by the good faith of my Agent and an Affidavit signed by the same.

Article VII. Access to Medical and Financial Information

Section 7.01 My agent shall not have the power to request, receive, and review any information, verbal or written, regarding my financial affairs or my physical or mental health, including medical and hospital records.

Section 7.02 My agents authority shall have the authority to execute any releases or other documents that may be required in order to obtain such information, and to disclose such information to such persons, organizations, firms, or corporations as my Agent shall deem appropriate.

Article VIII. Nomination of Guardian or Conservator

Section 8.01 If it becomes necessary for a court to appoint a guardian, conservator, or other fiduciary to take charge of my person, or to manage and conserve my property, I hereby nominate and appoint my agent and successor's above, in the order listed above.

Section 8.02 The agents listed above may serve without bond unless otherwise required by a court of competent jurisdiction.

Article IX. Execution of Simultaneous Power of Attorney

Section 9.01 I have executed simultaneously with this document a Power of Attorney Long form. In the event of a conflict, the Power of Attorney Long Form should control.

Article X. Revocation

Section 10.01 I hereby revoke all Powers of Attorney previously granted by me and terminate all Agency relationship created by me except:

- (a) Powers granted by me under my Advanced Medical Directive
- ~~(b) Powers granted by me on forms provided by financial institutions granting the right to write checks on, deposit funds to, and withdraw funds from accounts to which I am a signatory; and~~
- (c) Powers granting access to a safe deposit box.
- ~~(d) Powers granted by me on the Power of Attorney long form executed the same date as this document.~~

IN WITNESS WHEREOF, I have hereunto set my had and seal this 25th day of November, 2014

Linda Fenty L.S.
Linda Fenty
Printed Name: Linda Fenty
Address: 2049 Brook Highland Ridge
Birmingham, AL 35242
Phone: 205-382-1356

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned notary public, hereby certify that Linda Fenty, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me this day that, being informed of the contents of the Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25th day of November, 2014.

Paula W. Kuykendall
Notary Public
My Commission expires: _____

Instructions for Agent Attached

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 27, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Document Prepared by:
Katherine E. Middleton
Attorney At Law
Meyer & Middleton, LLC
2 Office Park Circle, Suite 103
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(205) 202-0070



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2014 04:10:17 PM
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James W. Fuhrmeister