

State of Alabama)
Shelby County)

20150504000144450
05/04/2015 09:52:25 AM
POA 1/4

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that Moises Mateo, the undersigned, does hereby make, constitute and appoint Walter Beard, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the sale (X) or purchase () of that certain real estate more particularly described below:

See Exhibit "A" attached hereto.

Property Address: 127 Widgeon Drive
Alabaster, Alabama 35007

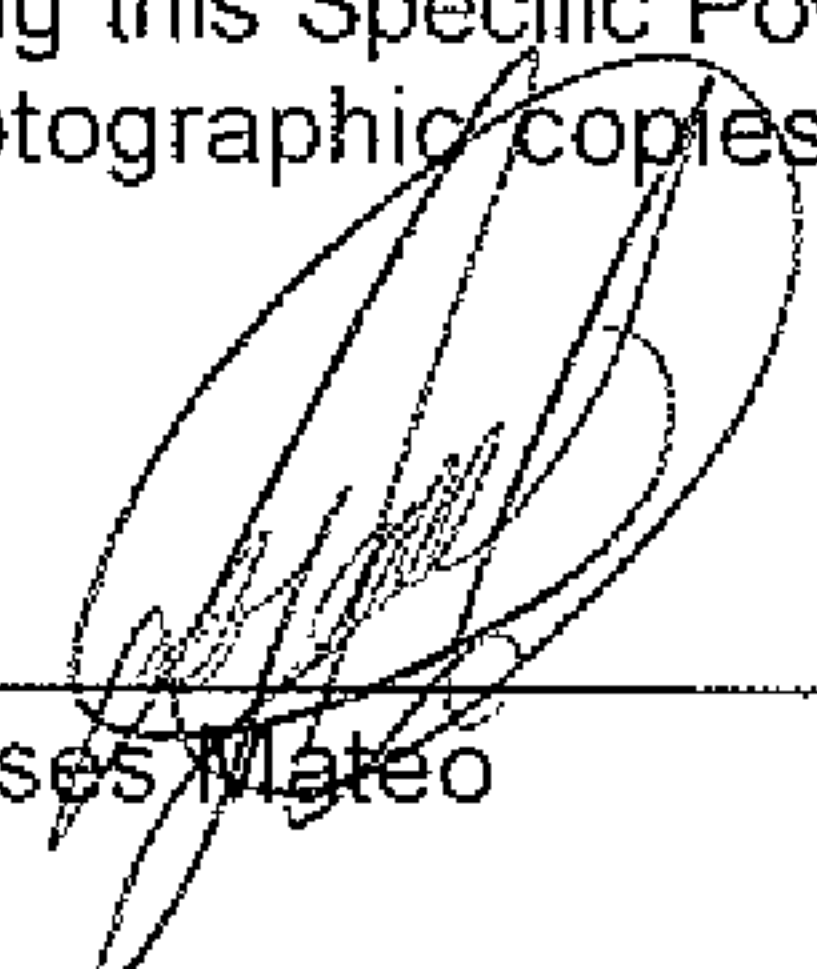
Sales Price: \$ 315,000.00

I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the selling (X) purchase () of the above reference real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the selling/purchase of said real estate.

This instrument is to be construed and interpreted as a Specific Power of Attorney.

The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence and be in full force and effect on , the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, Moises Mateo , individually; and such rights, powers and authority shall remain in full force and effect until the sale powers and authority shall remain in full force and effect until the sale of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said sale, and for a period of ninety (90) days after said signing. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death, shall be binding upon me, my heirs, assigns and personal representatives. The undersigned grantor of this Specific Power of Attorney herein specifically grants to Walter Beard, the power and right to act on the grantor's behalf to sell and sign any and all documents necessary to transact the sale of the above reference real estate.

IN WITNESS WHEREOF, as Principal, Moises Mateo, is signing this Specific Power of Attorney at State of Alabama this the April 29, 2015, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.



Moises Mateo

State of Alabama
Jefferson County

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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Moises Mateo, whose name is signed to the foregoing Power of Attorney and who is known to me, acknowledge before me on this day that being informed of the contents of said Power of Attorney, he executed the same voluntarily and as his act on the day of the same bears date.

Give under my hand and official seal this the 29th day of April,
2015

Dana Wright McGowan
Notary Public
My Commission Expires: 3/5/17

This Instrument Was Prepared By:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243



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Exhibit "A"

Lot 10, according to the Resurvey of Lots 1-24 and 27-39, The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

NON-REVOCATION AFFIDAVIT

Before me, the undersigned Notary Public in and for the State of Alabama, County of Shelby, appeared Walter Beard, who having been by me first duly sworn, depose and states as follows:

- 1) My name is Walter Beard. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 04/29/2015, Moises Mateo appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded simultaneously herewith in the Probate Office of Shelby County, Alabama.
- 3) On 04/30/15, I exercised the above-reference Power of Attorney by executing documents (deed, mortgage, note, settlement statement, affidavits, etc.) relating to the sale/purchase/refinance of a residence located in Shelby County, Alabama, and being more particularly described as follows:

Lot 10, according to the Resurvey of Lots 1-24 and 27-39, The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

- 4) At the time of the execution of the above mentioned closing documents and exercise of the Power of Attorney, I had no actual knowledge of the termination of the power by revocation or of the death of Moises Mateo.

Executed by the undersigned this 04/30/15.



Walter Beard

State of Alabama)

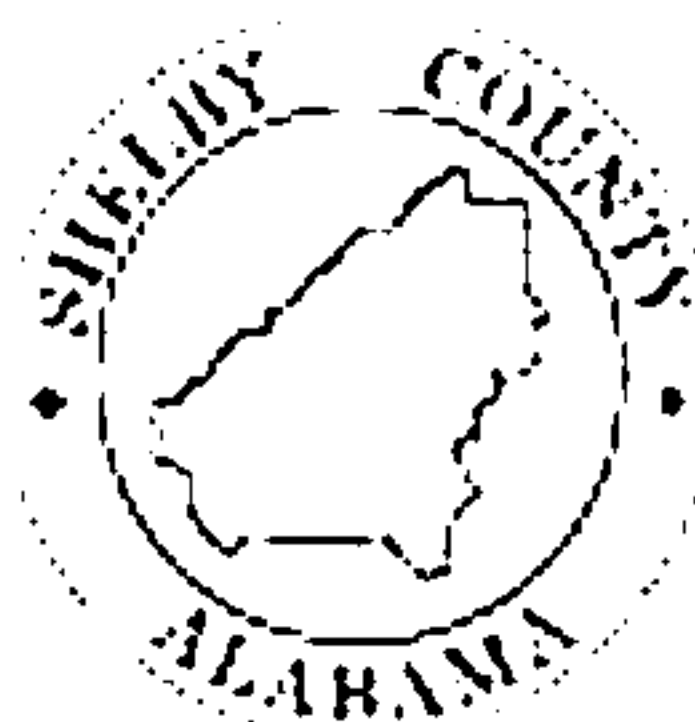
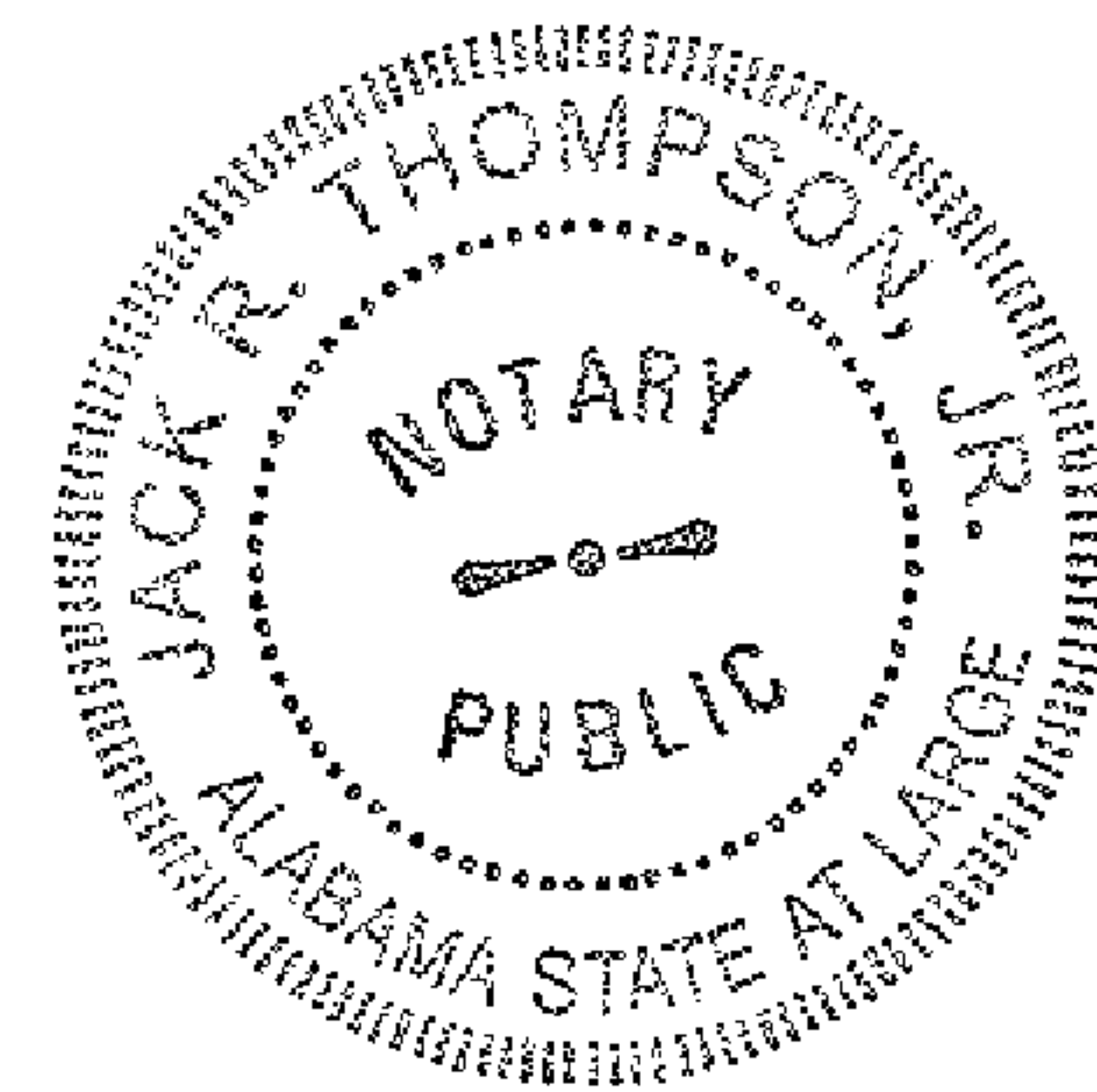
County of Shelby)

Subscribed and sworn to before me on this 04/30/15.



Notary Public: The Undersigned

My Commission Expires: 10/31/2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2015 09:52:25 AM
\$23.00 CHERRY
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