

STATE OF ALABAMA
JEFFERSON COUNTY


20150505000146990 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/05/2015 10:52:34 AM FILED/CERT

ALABAMA LIMITED AND DURABLE POWER OF ATTORNEY FORM

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in the Alabama Uniform Power of Attorney Act, Chapter 1A, Title 26, Code of Alabama 1975.

This power of attorney does not authorize the agent to make health care decisions for you. Such powers are governed by other applicable law.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reimbursement of reasonable expenses and reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for designation of one agent. If you wish to name more than one agent you may name a co-agent in the Special Instructions. Co-agents are not required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Arthur P. Pena (Name of Principal) name the following person as my agent:

Name of Agent: Frances Robertson

GRANT OF LIMITED AUTHORITY

I grant my agent and my lawful attorney-in-fact authority to do any and all acts which I could do if personally present in that certain closing wherein I am to execute certain documents as Purchaser in a cash sale transaction involving the property located at 110 Parliament Road, Maylene, Alabama, 35114. The sales price is \$229,900.00. The property is further described as follows:

Lot 336, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 8, and resurvey of Lot 215 Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 33, Page 32, in the Probate Office of Shelby County, Alabama.

I give my attorney-in-fact full power to execute all closing documents, including but not limited to, the Settlement Statement, any title forms, any forms required by the closing agent, and any and all other documents necessary to complete the transaction referenced above.

This Power of Attorney shall not be effected by my subsequent disability, incompetency, or incapacity, either mental or physical and shall expire on May 20, 2015.

Arthur P. Peña

~~Elvira Pena~~ ARTHUR P. PEÑA op
(Signature of Principal)

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

Arthur P. Peña

(Signature of Principal ~~Elvira Pena~~ ARTHUR P. PEÑA op
Your Signature Date: April __, 2015
Your Name Printed: ~~Elvira Pena~~
Your Address:

State of South Carolina
County of Dorchester

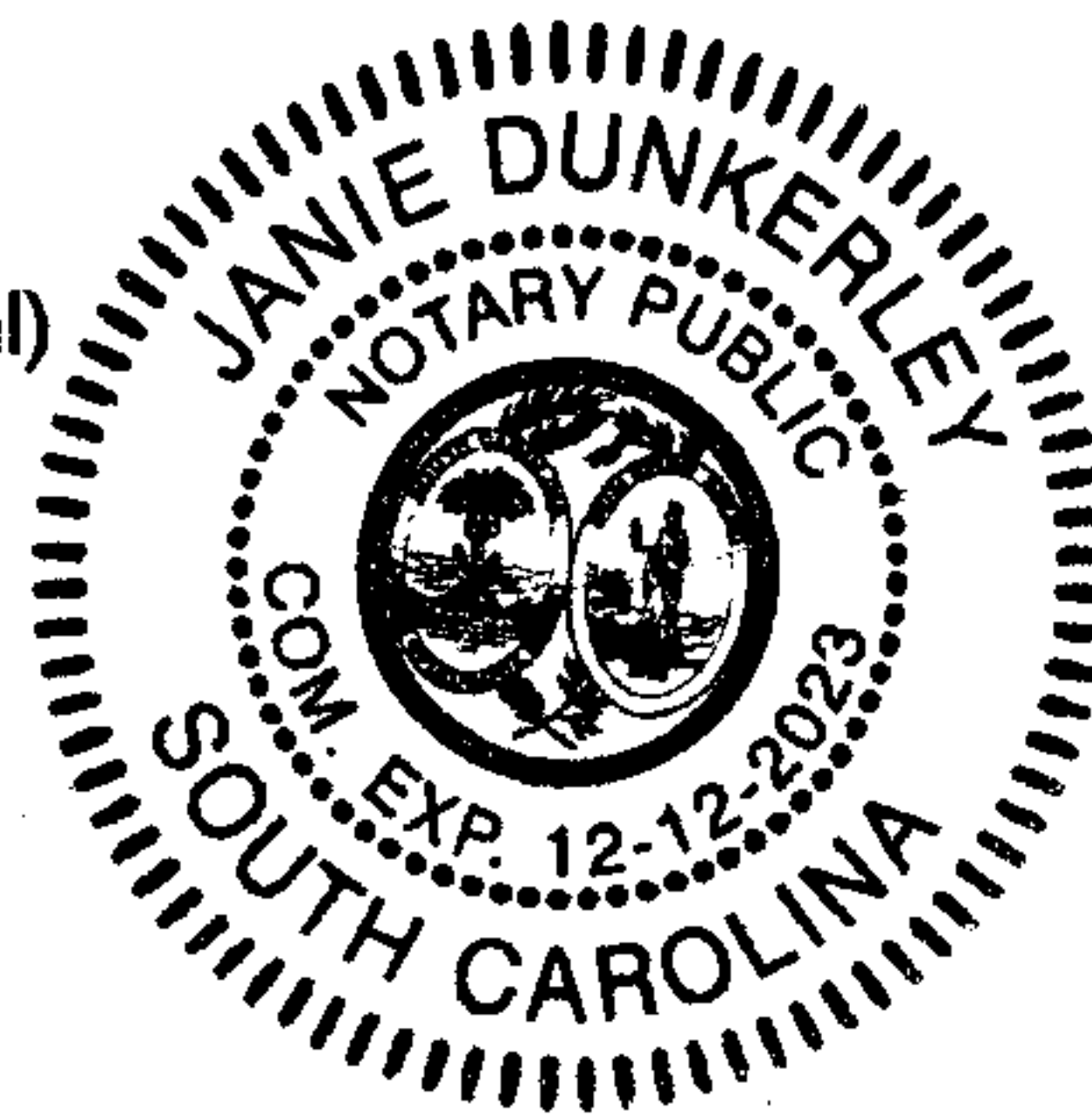
I, Janie Dunkerley, a Notary Public, in and for the County in this State, hereby certify that Elvira Pena, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 16 day of April, 2015.

Janie Dunkerley (Seal)
Signature of Notary

My commission expires: 12-12-2023

[This document prepared by:
Alan C. Keith
2100 Lynngate Drive
Birmingham, AL 35216



IMPORTANT INFORMATION FOR AGENT Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) act in good faith;
- (3) do nothing beyond the authority granted in this power of attorney; and
- (4) disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner: