

STATE OF ALABAMA )  
  
JEFFERSON COUNTY )

**This Instrument Prepared By:**  
D. LEE HODGES, ATTORNEY  
SUITE 715, FRANK NELSON BUILDING  
BIRMINGHAM, ALABAMA 35203  
Phone 205.251.6306  
Fax 205.250.7057

**LIMITED POWER OF ATTORNEY**

OF

20150716000243180  
07/16/2015 03:52:36 PM  
POA 1/3

**THERESA FRANCES LAFORTY**

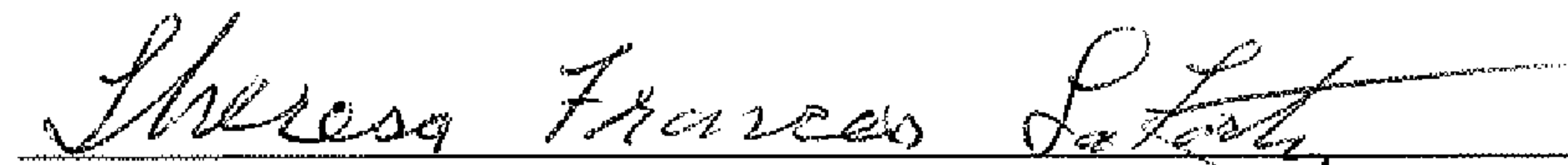
**KNOW ALL MEN BY THESE PRESENTS**, That I, THERESA FRANCES LAFORTY, residing at 1378 Inverness Cliffs; Birmingham, AL 35242, County of JEFFERSON, State of Alabama, do hereby nominate, constitute, and appoint Mark LaForty to be my true and lawful *ATTORNEY IN FACT*, for me and in my name, place, and stead, and for my use and benefit to do and perform the following specific act or acts:

To act as my agent or personal representative concerning the sale, closing, negotiation of liens, and any other matters relating to that certain real property which is located at 1700 Native Dancer Dr; Helena, AL 35080.

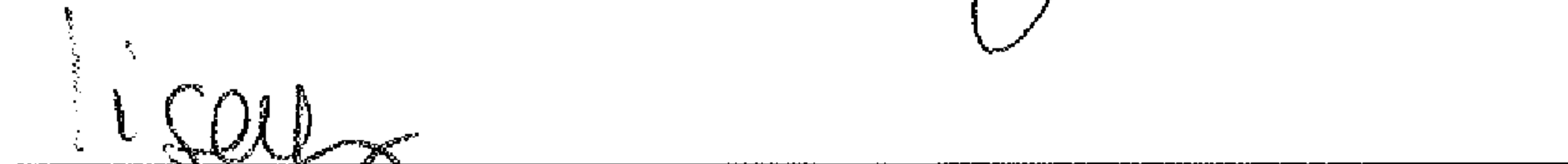
The authority granted by this document includes the ability of my *ATTORNEY IN FACT* to communicate with lienholders, purchasers, lenders, courts, and any other party; execute any and all necessary documents to facilitate the sale and closing of the above-stated property.

I further hereby confer in my *ATTORNEY IN FACT* full power of substitution, and revocation; and, further, I hereby specifically ratify and confirm each and every act which my said *ATTORNEY IN FACT* shall lawfully do, or cause to be done, by virtue hereof.

**IN WITNESS WHEREOF**, I have hereunto signed my name this the 16 day of June, 15.

  
THERESA FRANCES LAFORTY

Signature acknowledged in the presence of the following:

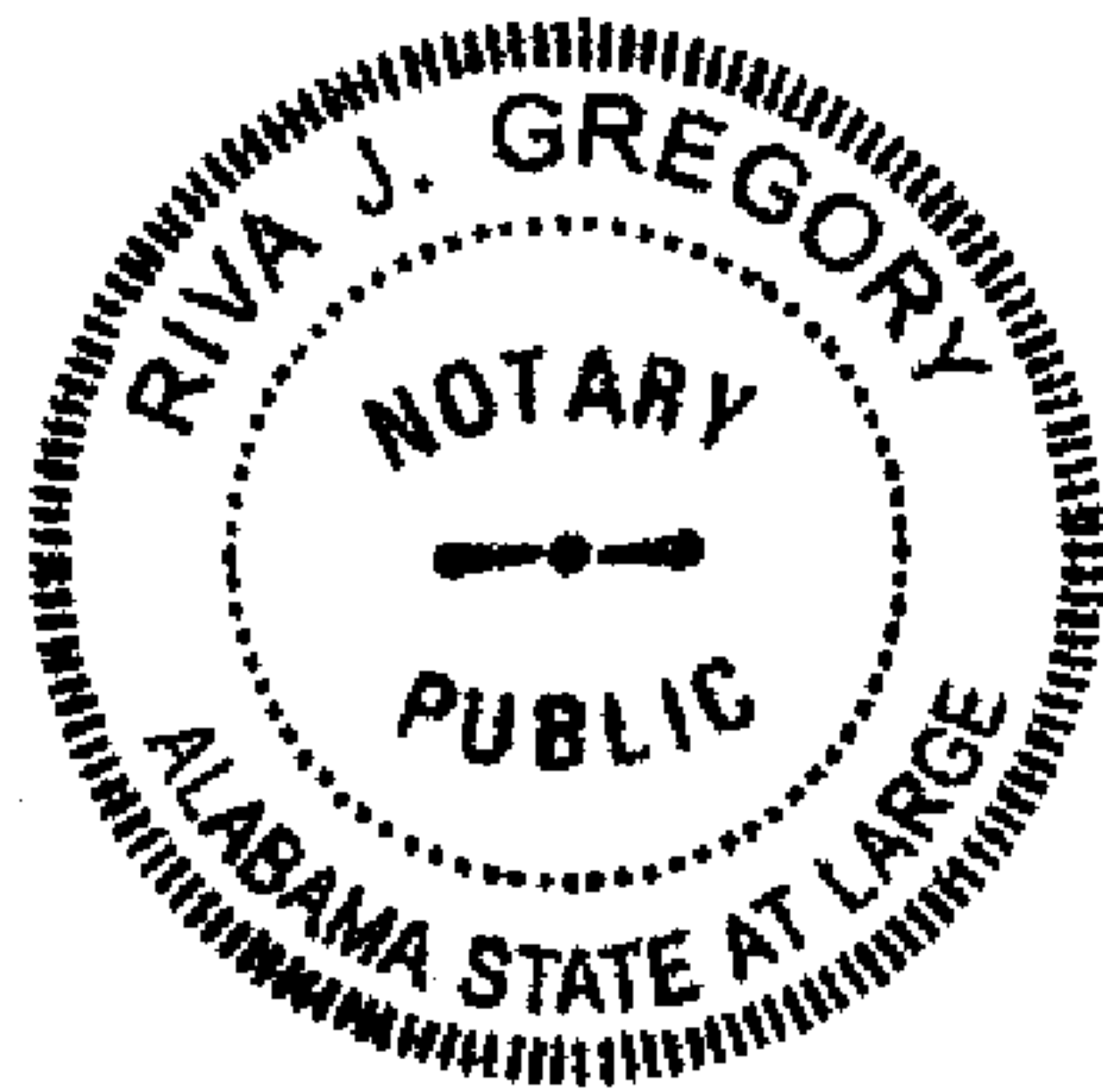
  
WITNESS  
  
WITNESS

STATE OF ALABAMA )



I, the undersigned, a Notary Public in and for said State and County, do hereby certify that THERESA FRANCES LAFORTY, whose name is signed to this DURABLE POWER OF ATTORNEY, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this DURABLE POWER OF ATTORNEY, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of June, 2015.



*Riva J. Gregory*  
\_\_\_\_\_  
NOTARY PUBLIC  
*Expires October 22, 2016*



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EXHIBIT "A" TO POA

NON-REVOCATION AFFIDAVIT

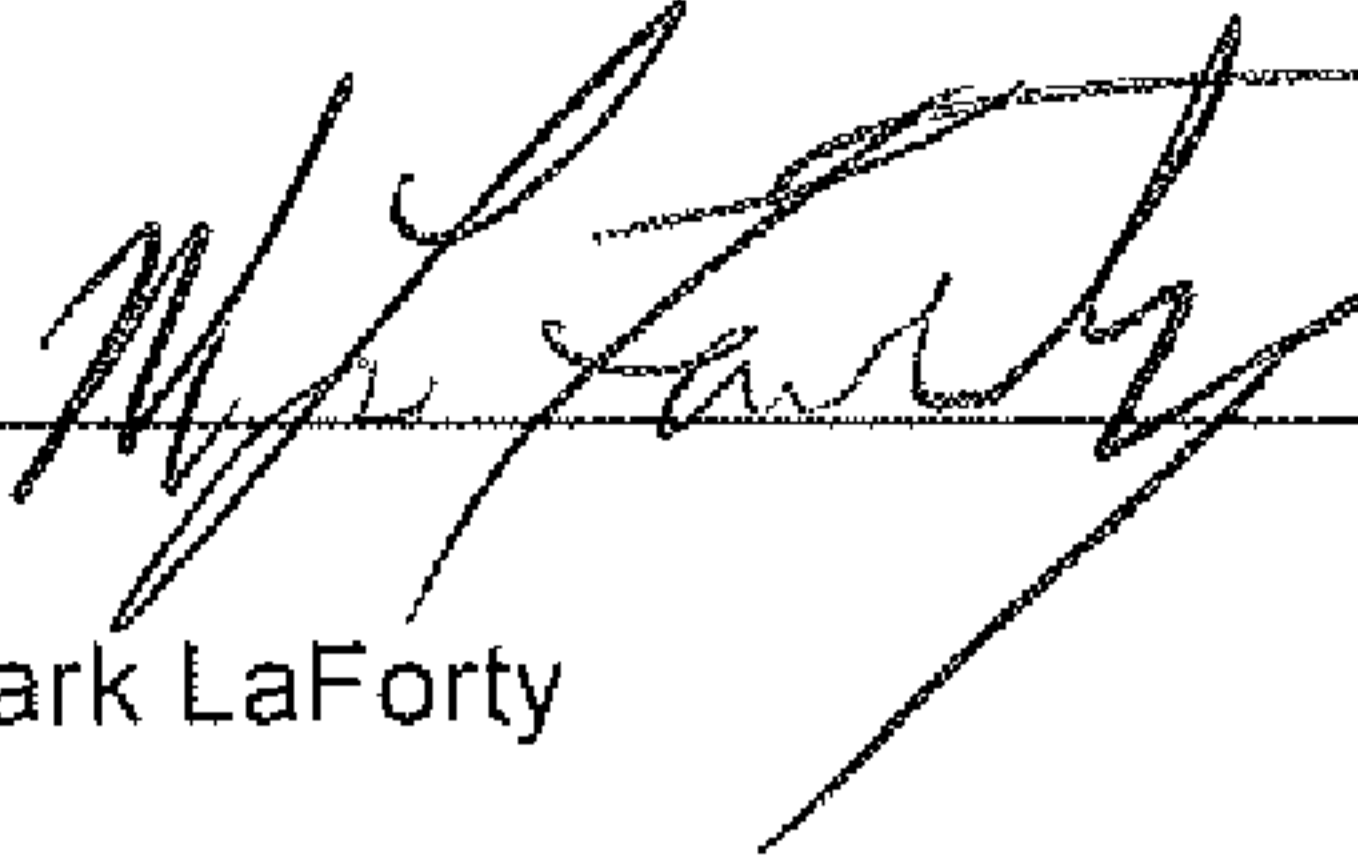
Before me, the undersigned Notary Public in and for the State of Alabama, County of Shelby, appeared Mark LaForty, who having been by me first duly sworn, depose and states as follows:

- 1) My name is Mark LaForty. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 06/16/2015, Theresa Frances LaForty 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 07/15/15, 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 51, according to the Survey of Dearing Downs, 6th Addition, Phase 1, as recorded in Map Book 10, Page 78, 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 Theresa Frances LaForty.

Executed by the undersigned this 07/15/15.

  
\_\_\_\_\_  
Mark LaForty

State of Alabama )

County of Shelby )

Subscribed and sworn to before me on this 07/15/15.

  
\_\_\_\_\_

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  
07/16/2015 03:52:36 PM  
\$20.00 CHERRY  
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