


Prepared by:

Shannon E. Price, PC

240 Office park Drive

Mountain Brook, AL 35223


20160115000016290 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/15/2016 12:58:39 PM FILED/CERT

SPECIFIC/LIMITED POWER OF ATTORNEY - REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: I, Christine Beleganio Aranas, residing at 1024 Longgo St.
Waveland, MS. 39576 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 Alfred Aranas ("Agent" and/or "Attorney-In-Fact"), residing at 1024 Longgo St.
Waveland, MS. 39576 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"): 203 Creekside Ct, Pelham AL 35124

Legally Described as: **See Attached**

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


This Power of Attorney is transaction specific for the sale of (See Attached). The sales price is
\$184,000.00

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 January 31, 2016 at 11:59 pm.

JAN 08 2016

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this _____ day of January, 2016.

Signature: 

Christine Beleganio Aranas

STATE OF ~~REPUBLIC~~ OF THE PHILIPPINES

COUNTY OF CITY OF LAPU-LAPU

On this _____ day of **JAN 08 2016**, 2016 before me the undersigned, a Notary Public of the State of Alabama personally appeared Christine Beleganio Aranas 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/her voluntarily done and executed. Witness my hand and Notarial Seal the day and year last above written.

Notary Public-

My Commission Expires:



ATTY. YVONNE MARIE A. RIVERA
Notary Public
Commission No. 362-L until 12/31/16
Roll of Attorney No. 58978
IBP Lifetime No. 012094/January 3, 2013
PTR No. 4634155/ 1/5/15/ Lapu-Lapu City
MCLE Compliance Certificate No. 010508609
Across Hall of Justice, Pusok, Lapu-Lapu City

Doc. No. 176
Page No. 36
Book No. X1
Series of 1016



20160115000016290 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
01/15/2016 12:58:39 PM FILED/CERT