

STATE OF ALABAMA
COUNTY OF SHELBY

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06/02/2016 12:47:17 PM
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DURABLE SPECIAL POWER OF ATTORNEY

Prepared By:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 645
Birmingham, AL 35243

I/We, Rachele E. Chapman do hereby appoint Chad Beasley as our true and lawful attorney-in-fact, for us and in our name, place and stead, and for our use and benefit: To execute all documents and instruments, including the Closing Disclosure, IRS 1099 Form and other miscellaneous required documents and should there be any changes to the Deed or Lien Waiver, in connection with the sale of property located at 331 Lake Chelsea Ct, Chelsea, AL 35043 and more particularly described as follows, to-wit:

Lot 9-109, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

On such terms and conditions as he may deem necessary and proper, to sign, execute and deliver, in our name or otherwise, such instruments as may be required in connection with conveying said property, and to do such other acts as we might do in conveying said property.

We further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 24 day of May, 2016, and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 24 day of May, 2016.



Rachele E. Chapman

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachele E. Chapman, whose names are signed to the foregoing Durable Special Power of Attorney, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of May, 2016


Notary Public
Print Name: Michelle T. Earle
Commission Expires: 11-8-18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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