

Prepared by:
Jul Ann McLeod, Esq.
McLeod & Associates, LLC
1957 Hoover Court, Suite 306
Birmingham, AL 35226

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07/07/2016 03:03:33 PM
POA 1/1

LIMITED/SPECIFIC POWER OF ATTORNEY

Know All Men By These Presents:

That Thuy Tien Thi Tran, constituted and appointed, and by these presents does make, constitute and appoint Guong Thanh Phan, true and lawful attorney for and in name, place and stead, giving and granting unto said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, including but not limited to, the conveyance/ encumbrance of said premises, execution of deed/mortgage, note, settlement statement and any related closing documents related to said real estate; said premises being limited to **1844 Stone Brook Lane, Birmingham, AL 35242**, and more particularly described as follows:

Lot 11-A, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

As fully, to all intents and purposes, as might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or substitute shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by disability, incompetency, or incapacity of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of March, 2016.

Sealed and delivered in the presence of:

Witness

Witness

STATE OF Alabama

COUNTY OF Jefferson

Thuy Tien Thi Tran

Address 1844 Stone Brook Ln
Birmingham, AL 35242

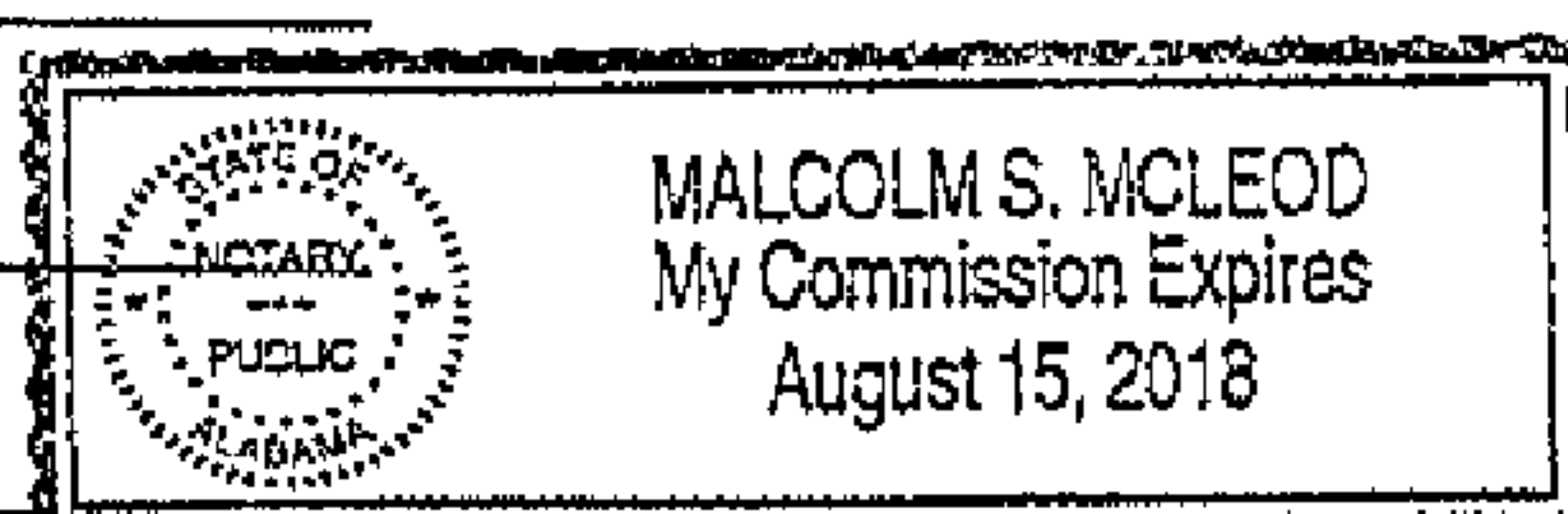
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Thuy Tien Thi Tran, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Power of Attorney, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of March, 2016.

Notary Public

Printed Name

My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 03:03:33 PM
\$15.00 CHERRY
20160707000236830

Jul Ann McLeod