

STATE OF
COUNTY OF

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

DURABLE SPECIAL POWER OF ATTORNEY

I, Leonel Velazquez, do hereby appoint Fidencio Medrano, my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the ALTA Settlement Statement, Buyer's Closing Disclosure, Note, Mortgage, Riders, and any other forms required by the Lender, the Title Company and/or the Closing Attorney in connection with the first mortgage and purchase of the property located at 918 10th St SW, Alabaster, AL 35007 and more particularly described as follows, to-wit:

Lot 13, according to the Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, Part of Lot 12 of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follow: Begin at the most southerly corner of said Lot 12; thence in a northeasterly direction along the most easterly line of said Lot 12, a distance of 35.00 feet; thence 90 degrees left in a northwesterly direction a distance 38.87 feet to the intersection with the southwesterly line of said Lot 12; thence 138 degrees left in a southeasterly direction along said southwesterly line a distance of 52.30 feet to the point of beginning.

Fidencio Medrano is one and the same person as Fidencio M. Arroyo.

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

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my 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 28 day of JULY, 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 28 day of JULY, 2016.


Leonel Velazquez

STATE OF _____
COUNTY OF _____

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

Given under my hand and official seal this the _____ day of _____, 2016.

MUST AFFIX SEAL

Notary Public
Print Name:
Commission Expires:

See Attachment

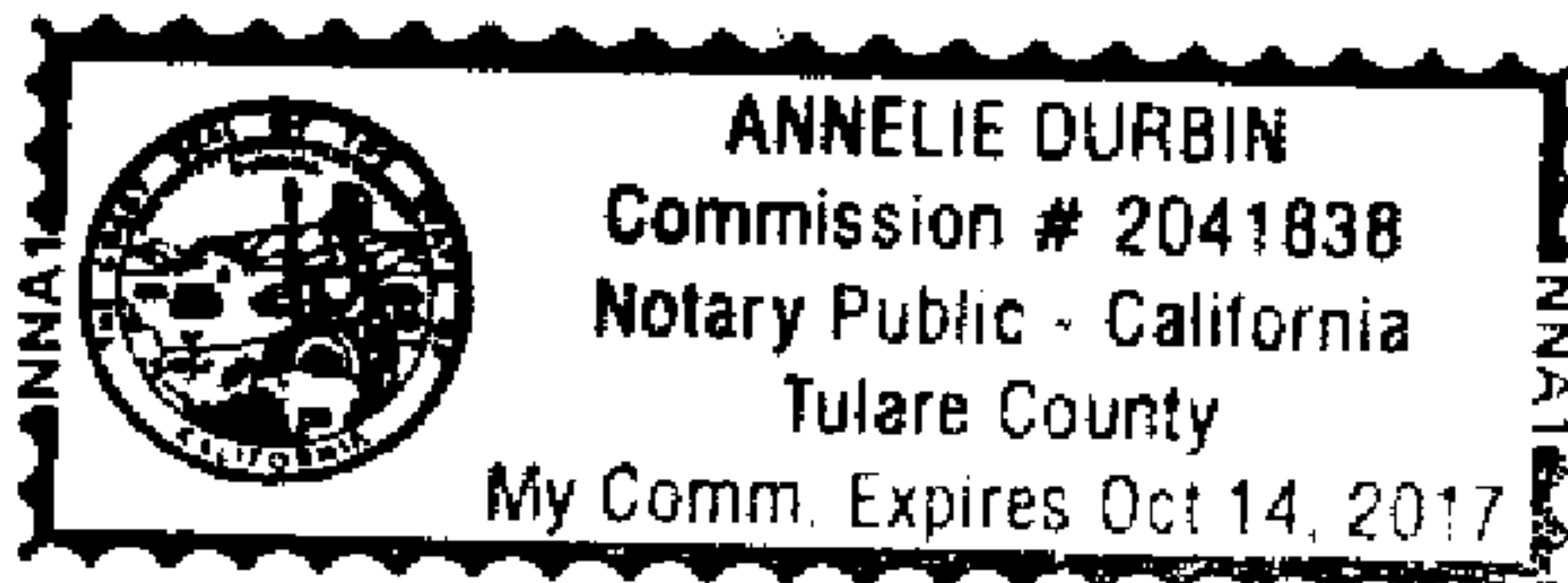
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of TULARE)
 On JULY 28, 2016 before me, ANNELIE DURBIN - NOTARY PUBLIC
 Date Here Insert Name and Title of the Officer
 personally appeared LEONEL VELAZQUEZ
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DURABLE SPECIAL POWER OF ATTORNEY Document Date: JULY 28, 2016
 Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: <u>LEONEL VELAZQUEZ</u>	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input checked="" type="checkbox"/> Individual Attorney in Fact	<input type="checkbox"/> Individual Attorney in Fact
<input type="checkbox"/> Trustee Guardian or Conservator	<input type="checkbox"/> Trustee Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____



[Signature]