

BHM1600658

STATE OF ALABAMA
COUNTY OF Shelby20160907000324870
09/07/2016 03:34:26 PM
POA 1/1

DURABLE SPECIAL POWER OF ATTORNEY

I/We, Deborah Shulman do hereby appoint Joyce Shulman 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 Statement, 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 1036 Portobello Rd, Birmingham, AL 35242 and more particularly described as follows, to-wit:

Unit 36, Building 10, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20070508000215560, 2nd Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070522000237580, 3rd Amendment to the Declaration of Condominium of Edenton 85 recorded in Instrument 20070606000263790, and the 4th Amendment to the Declaration of Condominium of Edenton as recorded in instrument 20070626000297920, 5th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20070817000390000, 6th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20071214000565780, 7th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080131000039690, 8th Amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080411000148760, 9th amendment to the Declaration of Condominium of Edenton as recorded in Instrument 20080514000196360, 10th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20080814000326660, 11th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20081223000473570, 12th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090107000004030; 13th Amendment to Declaration of Condominium of Edenton as recorded in Instrument 20090415000138180, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1st Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a Condominium as recorded in Map Book 39, Page 79, 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc as recorded in Instrument 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain Non-Exclusive Roadway Easement as set out in Instrument 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama. **Deborah Shulman and Deborah L. Groves are one and the same person**

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 25 day of August, and shall terminate one hundred eighty (180) days thereafter.

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

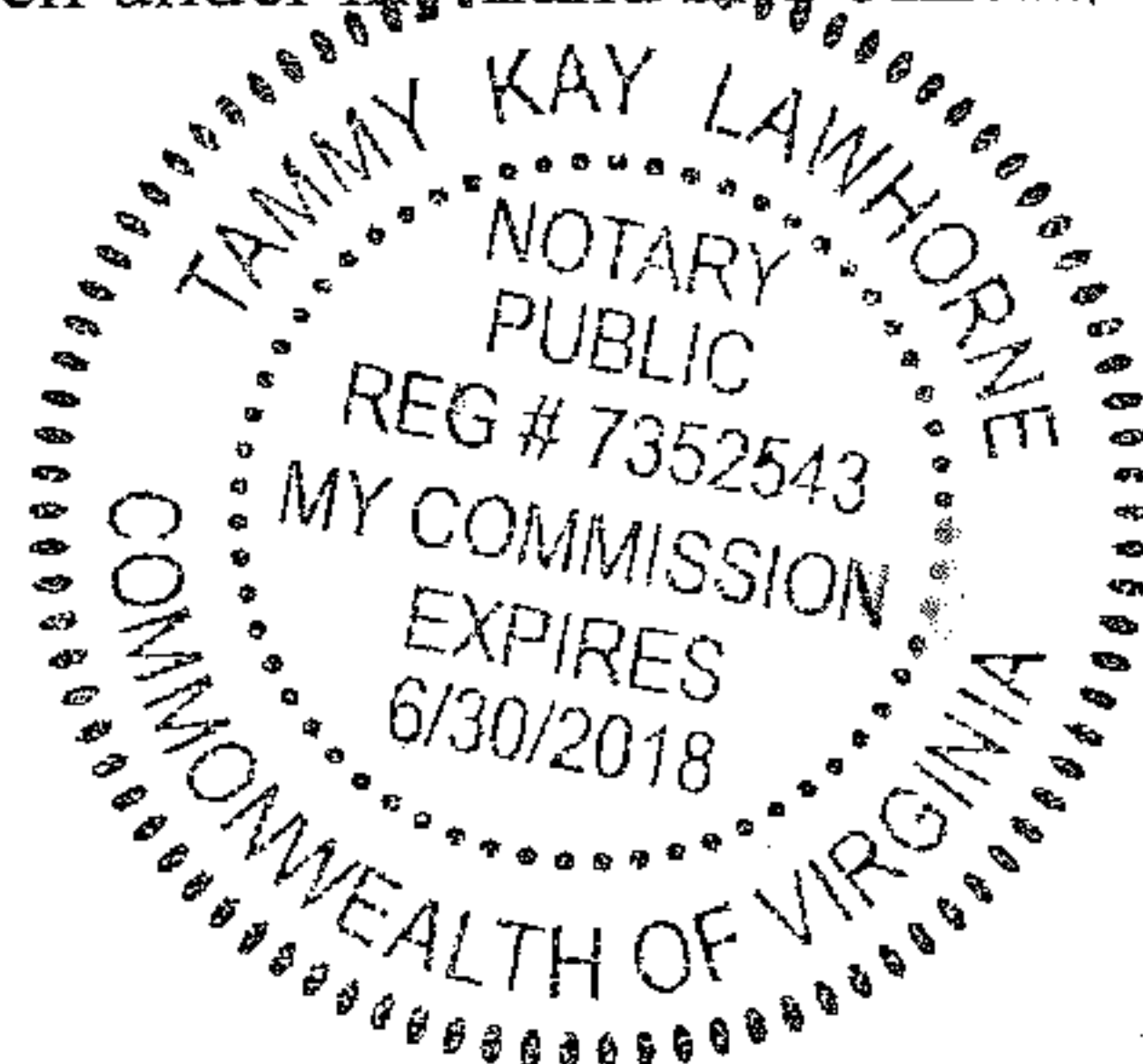
Executed this the 25 day of August.

Deborah L Groves

STATE OF ~~ALABAMA~~ Virginia
COUNTY OF Chesterfield

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Shulman, 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 25 day of AUGUST, 2016



Joyce Shulman
Notary Public
Print Name: Tammy Lawhorn
Commission Expires: 06/30/18

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/07/2016 03:34:26 PM
\$15.00 CHERRY
20160907000324870

Joyce Shulman