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STATE OF ALABAMA)

LIMITED POWER OF
ATTORNEY

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That I, PHILLIP JAMES TOWNSEND, do hereby nominate, constitute and appoint JAN E. BROWN as my lawful attorney-in-fact for me and in my name, place and stead and for my use and benefit, to execute and deliver in my behalf and in my name and stead, any and all necessary legal documents for the SALE of the following real estate as described to-wit:

Lot 60, according to the Final Record Plat of the Narrows Point Sector, Phase 5 recorded in Map Book 35, Page 90 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions recorded in Inst. #2000-09755 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Giving and granting unto my said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, as fully and to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my said attorney-in-fact or his/her substitutes, shall lawfully do or cause to be done by virtue of these presents. This Power of Attorney shall not be affected by disability, incompetence or incapacity of the principal.

This Power of Attorney hereby expires 45 days from execution.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18th day of August, 2016.

Phillip James Townsend (SEAL)
PHILLIP JAMES TOWNSEND

STATE OF Alabama
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PHILLIP JAMES TOWNSEND, whose name is signed to the foregoing LIMITED POWER OF ATTORNEY instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the LIMITED POWER OF ATTORNEY instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 18th day of August, 2016.

Elizabeth O. Watt
NOTARY PUBLIC
My commission expires:

THIS INSTRUMENT PREPARED BY:
WILLIAM G. MATHEWS,
117 S. MARION STREET
ATHENS, ALABAMA 35611



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$15.00 CHERRY
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James W. Fuhrmeister