

STATE OF ALABAMA

COUNTY OF SHELBY

**DURABLE SPECIAL POWER OF ATTORNEY**

I, STEPHEN NEWMAN do hereby appoint MAX D. BAHOS as 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 HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit, addendums, contract items, 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 1206 INVERNESS COVE WAY, BIRMINGHAM, AL 35242 and more particularly described as follows, to-wit:

LOT 70 A, ACCORDING TO FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF INVERNESS COVE, PHASE 2 - RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

On such terms and conditions as he/she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with selling said property, and to do such other acts as I might do in selling 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 23<sup>rd</sup> day of September, 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 23<sup>rd</sup> day of September, 2016.

  
STEPHEN NEWMAN

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN NEWMAN, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of September, 2016.



Notary Public  
Print Name:  
Commission Expires:

**MUST AFFIX SEAL**

THIS INSTRUMENT PREPARED BY:  
CHARLES D. STEWART, JR.  
ATTORNEY AT LAW  
EXECUTIVE REAL ESTATE GROUP, LLC  
4898 VALLEYDALE DRIVE, SUITE A-2  
BIRMINGHAM, AL 35242



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/05/2016 02:52:48 PM  
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