

POWER OF ATTORNEY

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS that I, Christi Morningstar, do hereby constitute and appoint Micah Morningstar my true and lawful attorney for me and in my name to enter into, make, sign, execute and deliver, acknowledge and perform any contract, agreement, writing, or thing, that may, in the opinion of my said attorney, be necessary, or proper, to be entered into, made or signed, sealed, executed, delivered, acknowledged, or performed, and generally to do, execute and perform any other act, deed, matter or thing, whatsoever, that ought to be done, executed and performed, or that, in the opinion of my said attorney ought to be done, executed or performed, in and about the premises, of every nature and kind whatsoever, as fully and effectually as I could do if personally present. Specifically, I give my attorney in fact the authority to mortgage real estate, if needed, the legal description and terms of transaction being set out as Exhibit "A" hereto. This Power of Attorney shall not be affected by disability, incompetency, or incapacity of the principal and shall continue in effect upon the disability, incompetency, or incapacity of the principal.

And I, the undersigned, do hereby ratify and confirm all whatsoever my said attorney shall do, or cause to be done, in or about the premises, by virtue of this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 18 day of January, 2017.

Christi Morningstar  
Christi Morningstar

State of Alabama  
County of Shelby

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

Given under my hand and official seal this 18 day of January, 2017.

My Commission Expires: 15 June 2020 Charles Matthew Clay Notary Public

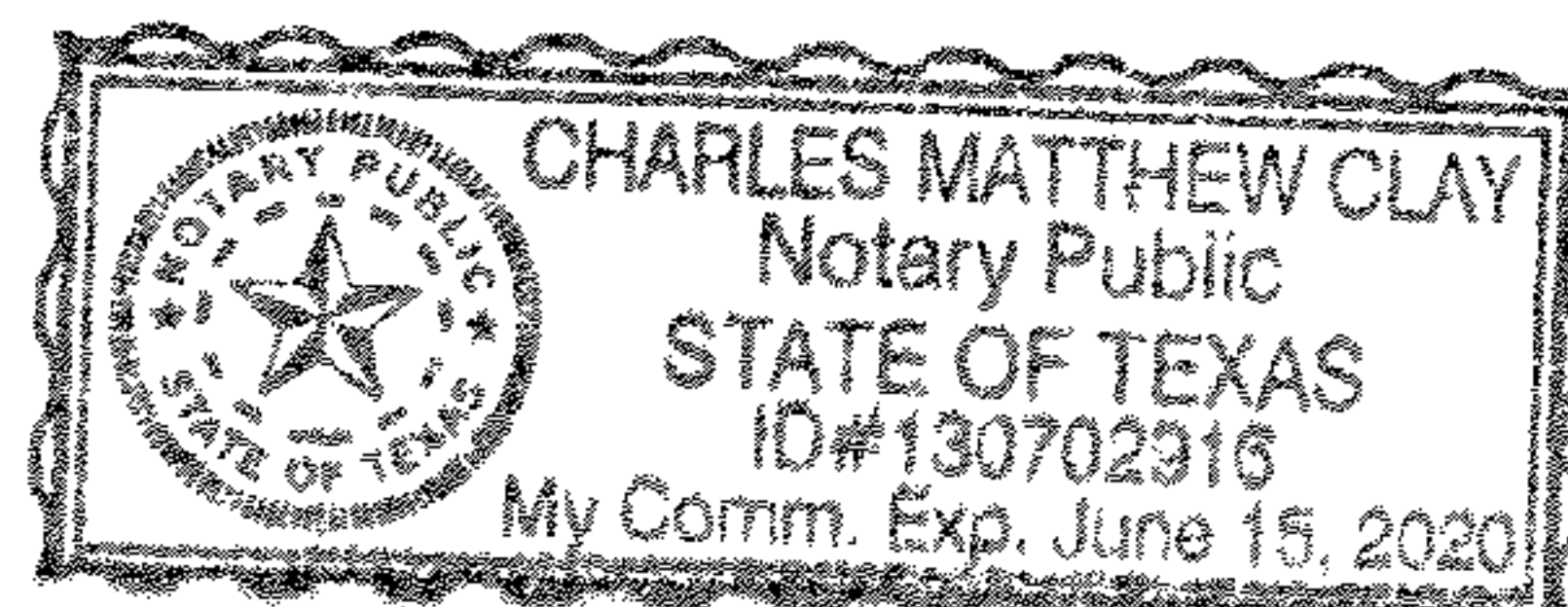


EXHIBIT "A"

This Power of Attorney is given specifically for the purpose of executing any and all paperwork necessary for the sale / purchase / refinance of property known as:

1021 Columbia Circle, Birmingham, AL 35242, and being further described as follows below; contract purchase price of \$159,900.00; Mortgage in the amount of \$ 455,000.00 with USAA Federal Savings Bank (Lender); closing scheduled for February, 2017 at the office of Halbrooks & Allen, LLC.

The Attorney-in-Fact may execute, deliver, sign, accept a mortgage, deed of trust, hypothecate, encumber, sell, borrow, refinance, etc.

This Power of Attorney remains in effect for the year of 2017, ending no later than: (1) The sale and close of the above stated property; or (2) December 31, 2017, whichever occurs sooner.

**Legal Description:**

See attached Exhibit "B" for legal description of the property which is incorporated herein for all purposes.

Subject to: all easements, restrictions, reservations and rights of way of record.

This instrument prepared by:

Halbrooks & Allen, LLC  
1 Independence Plaza, Suite 704  
Birmingham, AL 35209



EXHIBIT "B"

Lot 2947, according to the Survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Pages 33 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded in Instrument 1994-07111; amended by Instrument 1996-17543 and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes Residential Subdivision, 29th Sector, recorded in Instrument 20051229000667930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/13/2017 03:01:04 PM  
\$21.00 CHERRY  
20170213000052880

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.