



20170228000068900 1/3 \$21.00  
Shelby Cnty Judge of Probate: AL  
02/28/2017 01:35:21 PM FILED/CERT

3367362962

**LIMITED DURABLE POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** that Ema Gallacher  
(herein after called "*Grantor*") whose current address is 2380 Day Break Way , Dacula, GA  
30019-1876

does hereby make, constitute, acknowledge and appoint, Jason Gallacher  
whose current address is 2380 Day Break Way, Dacula, GA 30019-1876

as his/her true and lawful *Attorney-in-Fact*, with the full power to bargain, sell, convey, purchase, finance,  
and/or mortgage the following described real estate (hereinafter called "*The Property*"):

Land situated in the County of Shelby , State of Alabama .

**See Attached for Legal Description**

Also known as: 335 Crossbridge Rd, Chelsea, AL 35043  
Tax Id No.: 08-9-31-1-004-014.000

*Attorney-in-Fact* is specifically authorized to perform any and all acts and to execute any and all documents in the name of the *Grantor* necessary to sell, convey, purchase, finance, and/or mortgage *The Property* as *Grantor* might do in his/her individual capacity if personally present, for such price or amounts and upon such terms or conditions as *Attorney-in-Fact* may deem reasonable and proper. *Grantor* hereby ratifies and confirms all that *Attorney-in-Fact* does or causes to be done pursuant to this Power of Attorney including, but not limited to, the authority to make, sign, co-sign, acknowledge, amend, alter, deliver or receive any: Purchase Agreement, Real Estate Contract, Deed, Note, Mortgage, Riders, Real Estate/Property Tax and Tax Exemption Forms, Affidavits, Land Contracts, Assignment of Land Contracts, Closing Statements, credit applications, insurance forms related to *The Property*, Disbursement Statement or Closing Disclosure ; and any agreement for documents or funds to be placed in escrow with instructions to the escrow agent for the delivery of documents or funds, and the authority to endorse and deposit funds to any account of the *Grantor*.

All rights, powers and authority contained herein shall not continue beyond SIX MONTHS from the date hereof and shall be durable and not affected by death, disability, or incapacity of the *Grantor* except as may be provided by applicable law.

3798890383  
2016/09 LDPOA2.PCL



q03367362962 0260 388 0102

Dated: 2/6/2017

Witnesses:

[Signature]  
GRANTOR Ema Gallacher

[Signature]  
Signature

ROB CANADAY  
Printed Name

[Signature]  
Signature

STATE OF ALABAMA }  
COUNTY OF SHELBY }

} ss: PAUL HILTON  
Printed Name

On 2/6/2017 (Date), before me, the undersigned, a notary public in and for said state, personally appeared Ema Gallacher, personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

Notary Public: County of Shelby, State of Alabama  
My Commission Expires March 11, 2020  
RYAN YONGQUIST  
3/11/20

State of ALABAMA

Drafted By and After Recording Return to:  
Ema Gallacher  
2380 Day Break Way  
Dacula, GA 30019-1876



[Barcode]  
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 7-151, according to the Survey of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

