

ALABAMA REAL ESTATE POWER OF ATTORNEY

Pursuant to § 204. REAL PROPERTY

I, Paul D. King [Full Name], of 7174 Mudville Rd.
[Street Address] in the City of Millington, State of TN
(the "Principal") hereby appoint Liang C. King [Full Name], of
7174 Mudville Rd [Street Address] in the City of Millington
_____, State of TN (the "Agent") to act on my
behalf for the purpose set forth in Article I below (Initial and Check the Applicable
Types):

Article I. Assignment of Authority

☐ - **Sale of Real Estate:** My agent is authorized to act in my behalf for the
purpose of selling the lands and premises located at _____
_____ and with a legal description of _____
_____. My agent is authorized to perform any
and all acts related to such sale, including, but not limited to, executing, modifying and
delivering any and all documents necessary to complete the transaction as well as
accepting the closing proceeds for deposit into my account which has been previously
disclosed to my agent.

PK ☒ - **Purchase of Real Estate:** My agent is authorized to act in my behalf for the
purpose of purchasing the lands and premises located at _____
152 Fairview Ln, Montevallo AL 35115 and with a legal description of _____
Lot 14 according to the survey of Fairview as recorded in My agent is authorized to perform any
Map Book 22, pg 135, in the office of Judge & Probate Shelby _____
_____ and all acts related to such purchase, including, but not limited to the financing and
mortgaging of the property. My agent is authorized to execute, modify and deliver any
documents necessary to complete the financing and purchase of the property as well
as to withdraw and disburse funds necessary for the closing from my account which I
have previously disclosed to my agent.

☐ - **Management of Real Estate:** My agent is authorized to act on my behalf
for the purpose of managing the premises located at _____
_____ and with a legal description of _____
_____. My agent is authorized to perform all acts
related to maintaining the property such as but not limited to: making repairs (with
reimbursement), approving sub-contractors for work, negotiating rents, signing
lease/sublease agreements, evicting tenants and any other representation as needed

for day-to-day management. 20170510000163240 05/10/2017 03:00:56 PM POA 2/7

_____ ☐ - **Refinancing:** My agent is authorized to act in my behalf for the purpose of refinancing my debts, including, but not limited to any debts secured by a mortgage on the lands and premises located at _____ and with a legal description of _____. My agent is authorized to perform any and all acts related to such refinancing, including but not limited to, modifying, executing and delivering any and all documents necessary to complete the refinancing as well as to withdraw and disburse funds necessary to complete the refinancing from my account which I have previously disclosed to my agent.

Article II. Durable Power of Attorney

This power of attorney shall not be affected by the Principal's subsequent disability or incapacity unless otherwise stated in Article III(b).

Article III. Term

(Initial and Check the Applicable Term):

- a. PHL ☒ - This power of attorney is effective as of the date hereof and shall terminate upon revocation or automatically on the 30 day of April, 2017.
- b. _____ ☐ - (**Non-Durable Option**) This power of attorney is effective as of the date hereof and shall terminate upon my incapacity, or death, or revocation.
- c. _____ ☐ - This power of attorney is effective as of the date hereof and shall terminate upon my death or revocation.

Article IV. Ratification

I, the Principal, grant to my Agent full power and authority to perform all acts on my behalf as I could do if personally present, hereby ratifying and confirming all that my Agent may do pursuant to this power.

Article V. Governing Law

This Note shall be governed by, and construed in accordance with, the laws of the State of Alabama.

Article VI. Revocation

I, the Principal, hereby revoke any existing powers of attorney that may have previously been granted by me relative to the above described property.

In witness whereof, I have executed this instrument this 25 day of March,
2017.

Principal's Signature Paul D. King Print Name Paul D. King

Agent's Signature Liang C. King Print Name LIANG C. KING

Affirmation by Witness 1

I, _____, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 1 Signature _____

Print Name _____

Affirmation by Witness 2

I, _____, witnessed the execution of this Power of Attorney by the Principal, and I affirm that the Principal appeared to me to be of sound mind, was not under duress, and the Principal affirmed to me that he/she was aware of the nature of this Power of Attorney and signed it freely and voluntarily.

Witness 2 Signature _____

Print Name _____

20170510000163240 05/10/2017 03:00:56 PM POA 3/7

NOTARY ACKNOWLEDGMENT

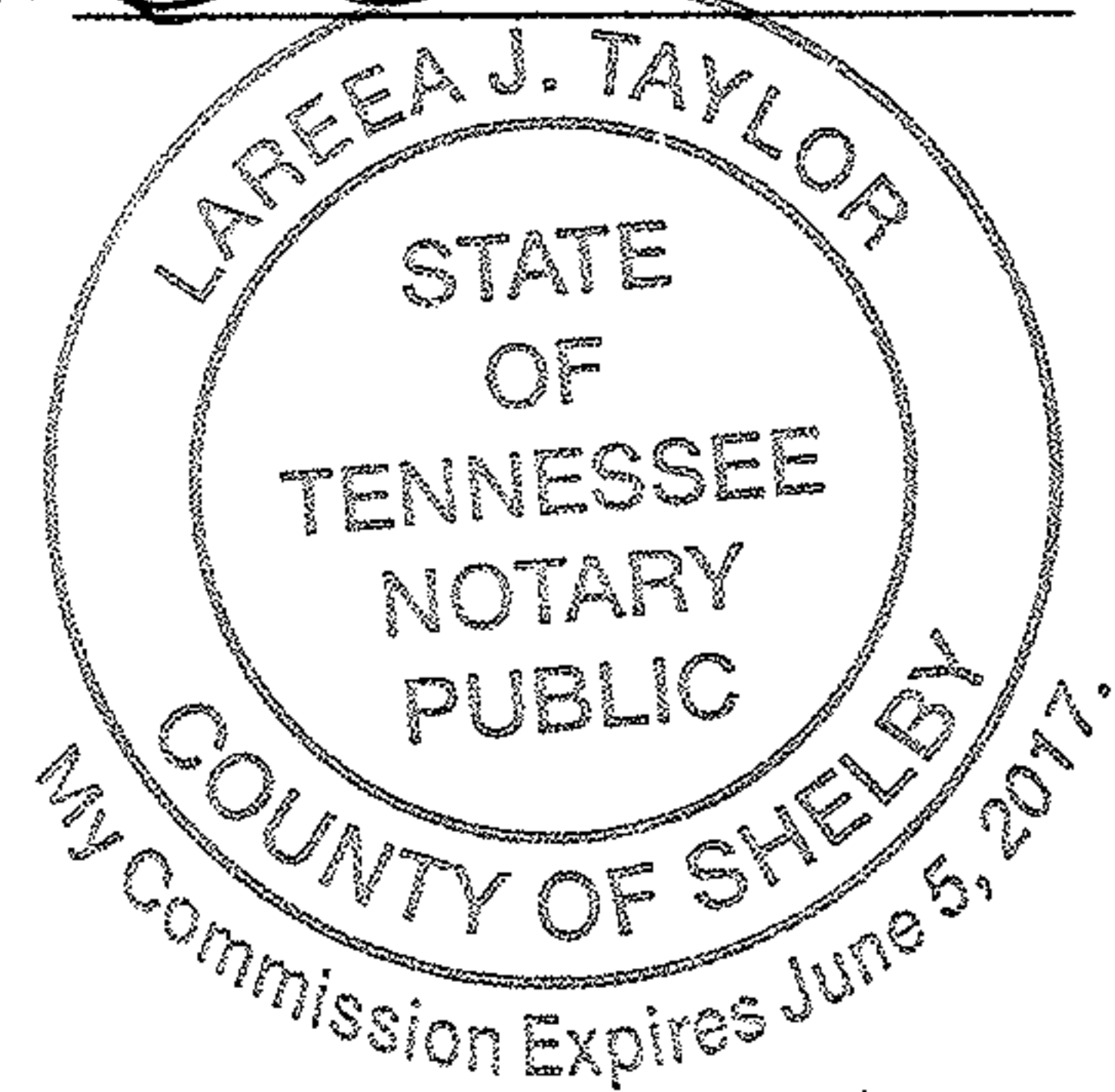
STATE OF Tennessee
Shelby County, ss.

On this 25th day of March, 2017, before me appeared

Paul D. King, as the Principal who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

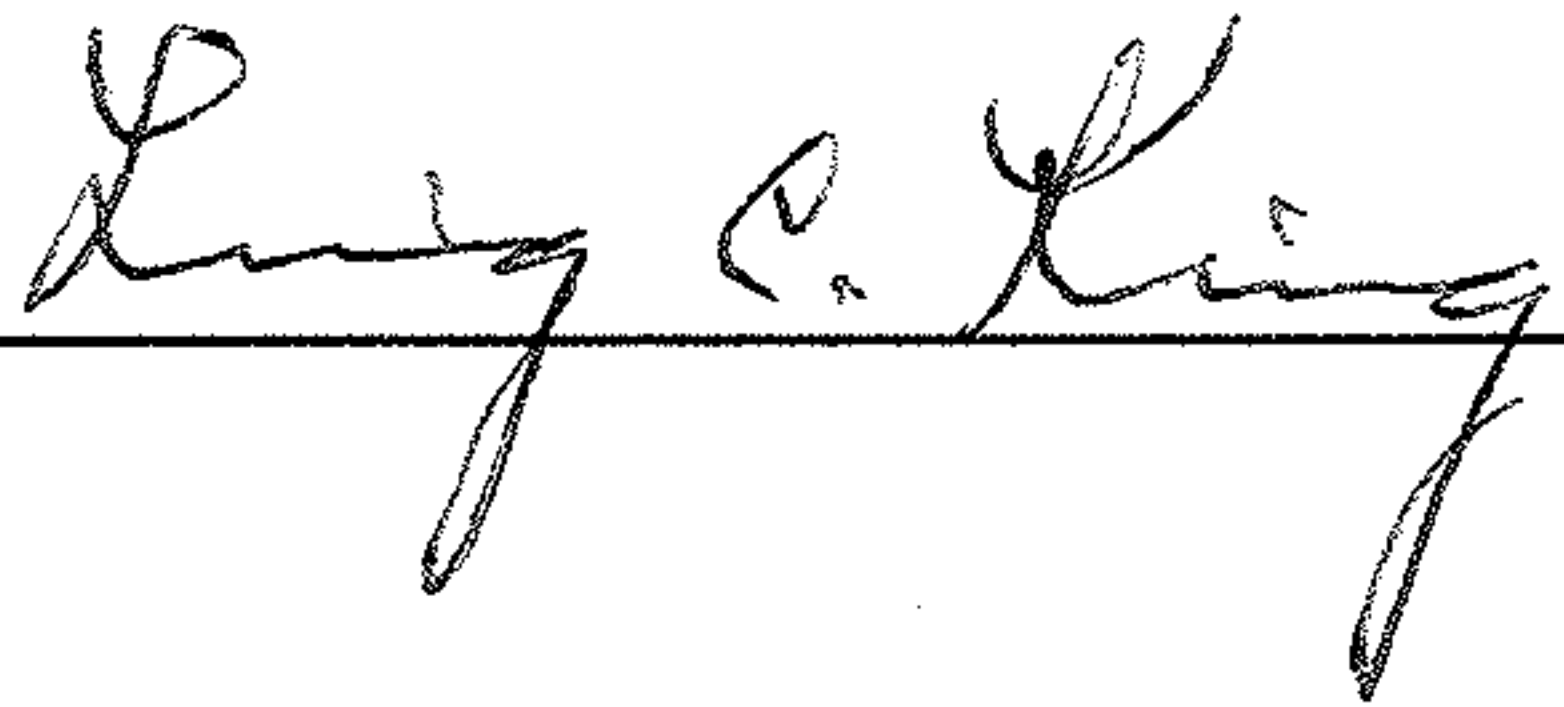
Lareea J. Taylor
Notary Public

Print Name: Lareea J. Taylor My commission expires: 6-5-2017



Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that I: (A) accept the appointment as agent; (B) understand the duties under the Power of Attorney and under the law.

Agent's Signature  Print Name LIANG C. KING

20170510000163240 05/10/2017 03:00:56 PM POA 5/7

20170510000163240 05/10/2017 03:00:56 PM POA 6/7

EXHIBIT "A"
Legal Description

Lot 14, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

NON-REVOCATION AFFIDAVIT

Before me, the undersigned Notary Public in and for the State of Alabama, County of Shelby, appeared Liang Chi King, who having been by me first duly sworn, depose and states as follows:

- 1) My name is Liang Chi King. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On , Paul D. King appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at Bk: Record Simultaneously Pg. in the Probate Office of Shelby County, Alabama.
- 3) On 04/17/17, I exercised the above-reference Power of Attorney by executing documents (deed, mortgage, note, settlement statement, affidavits, etc.) relating to the sale/purchase/refinance of a residence located in Shelby County, Alabama, and being more particularly described as follows:

**Lot 14, according to the Survey of Fairview, as recorded in
Map Book 22, Page 135, in the Office of the Judge of Probate
of Shelby County, Alabama.**

- 4) At the time of the execution of the above mentioned closing documents and exercise of the Power of Attorney, I had no actual knowledge of the termination of the power by revocation or of the death of Paul D. King.

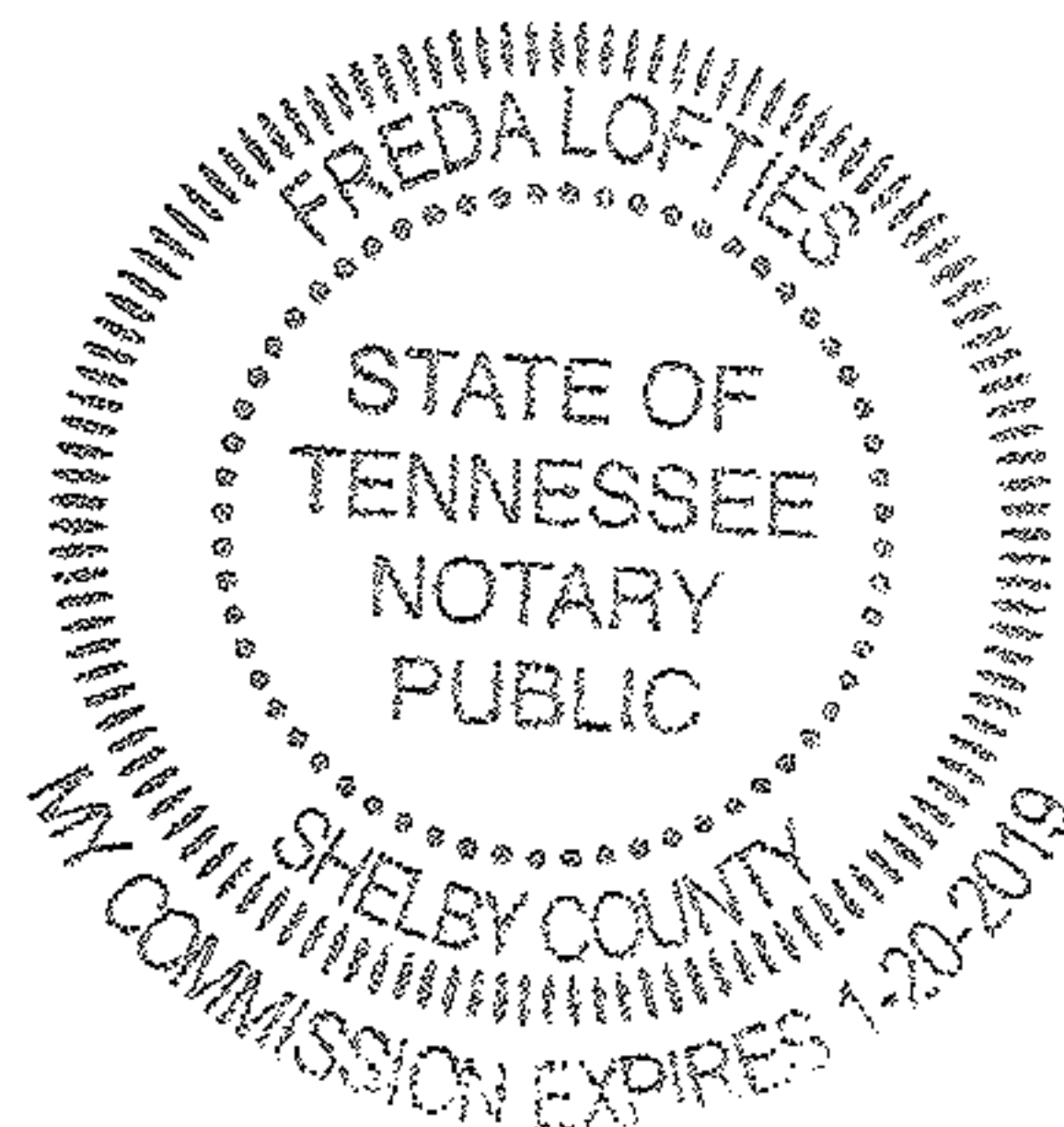
Executed by the undersigned this 04/17/17.

Liang Chi King
Liang Chi King

State of Tennessee)
County of Shelby)

Subscribed and sworn to before me on this 04/17/17.

[Signature] 5/5/17
Notary Public: The Undersigned
My Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/10/2017 03:00:56 PM
\$33.00 CHERRY
20170510000163240

[Signature]