

STATE OF ALABAMA)
COUNTY OF SHELBY)

DURABLE POWER OF ATTORNEY
(Specific and Limited)

This power of attorney shall not be affected by disability, incompetency, or incapacity of the principal in accordance with Alabama Code Section 26-1-2 (1975).

1. **APPOINTMENT OF ATTORNEY IN FACT.** I, the undersigned, **Rachel Maria Snead**, individually and respectively, as principal ("Principal"), resident of the State and County of aforesaid, has made, constituted and by these presents do make, constitute and appoint, **Marty Ann Muraca**, as my respective true and lawful agent and attorney-in-fact ("Agent") to do and perform the following:

To do any and all acts, to take any actions and execute any documents in connection with sale of the real property described herein, including, without limitation, the execution of any contract, deed, settlement statement, affidavits or documents in connection with the sale of that certain real property located at **Hwy 336, Chelsea, AL 35043** and more particularly described as:

SEE ATTACHED EXHIBIT "A"

and without limitation, to do any and all acts, to take any actions and execute any documents in connection with the execution of any settlement statement, deed, affidavit, or other documents deemed necessary by any closing attorney, settlement agent or title insurance company to effectively transfer title of the property described herein. This Power of Attorney shall be valid and of full force and effect for one hundred eighty (180) days from the date of execution.

2. **EXECUTION AND DELIVERY.** The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefor, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.
3. **RELIANCE ON AUTHORITY.** Any person, firm or corporation dealing with Agent under the Authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.
4. **LIMIT ON AGENT'S AUTHORITY.** The authority of the Agent is specific and limited to the matters set forth herein above in connection with the sale of my interest in and to that certain real property described herein above.
5. **EFFECTIVE DATE OF AGENT'S AUTHORITY.** This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this the 2nd of May, 2017.

Rachel Maria Snead
Rachel Maria Snead

STATE OF Tennessee
COUNTY OF Sullivan

On May 2, 2017, before me the undersigned Notary Public, in and for said County and State, personally appeared Rachel Maria Snead, personally known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that, being informed of the contents thereof, he/she executed the same voluntarily on the date same bears date.

WITNESS my hand and official seal

Heather Hayes
Signature NOTARY PUBLIC

My commission expires: 1/29/2020

This instrument prepared by:
Michael Galloway
Attorney At Law
931 Sharit Avenue
Suite 113
Gardendale, AL 35071

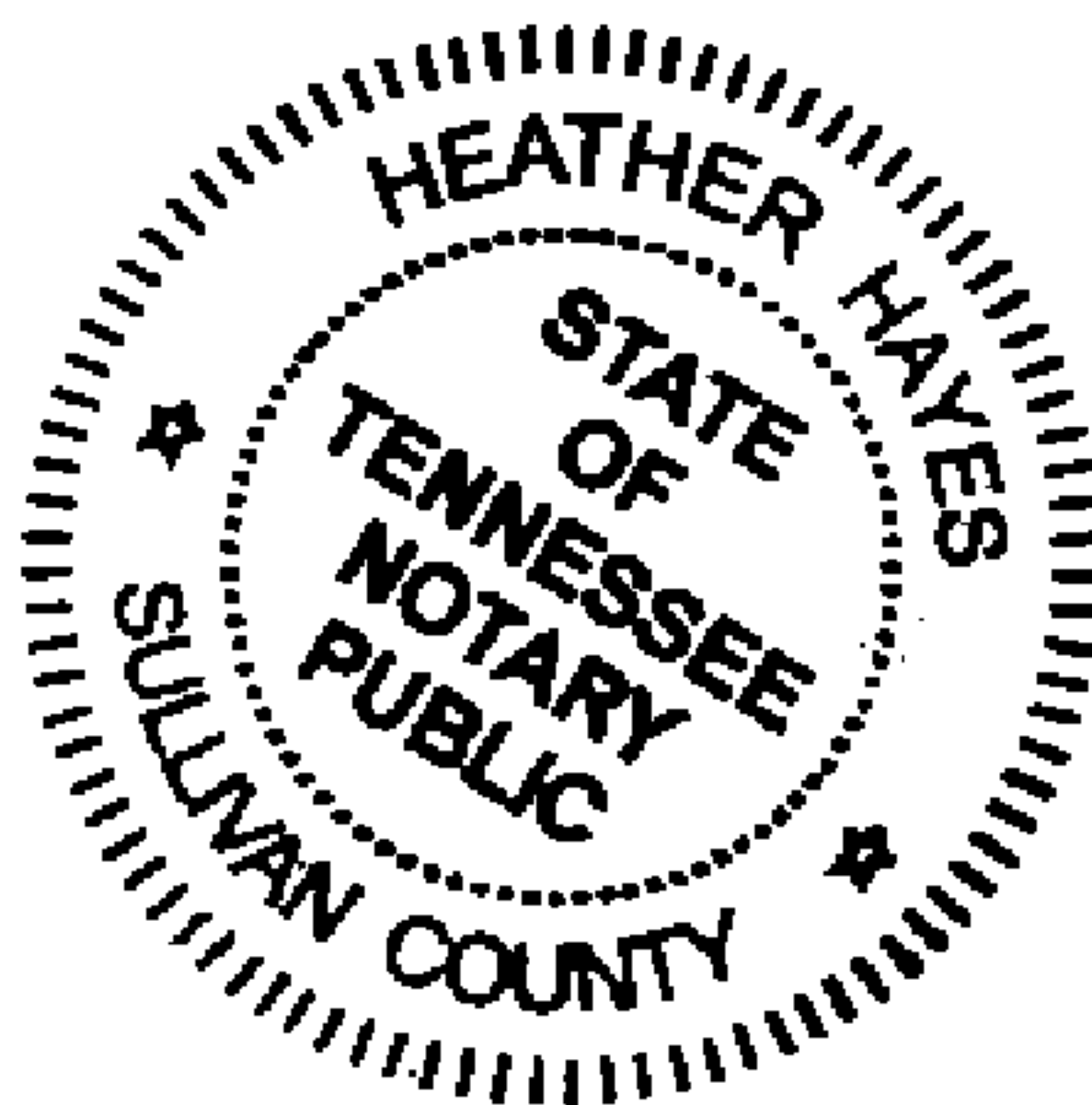


EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in Shelby County, Alabama, further described as follows:

Commence at the SE corner of the SW 1/4 of Section 12, Township 20 South, Range 2 West; thence run West along the South line of said 1/4-1/4 section a distance of 322.25 feet to the point of beginning; thence continue West along the South line of said 1/4-1/4 a distance of 360.00 feet; thence turn an angle of 89 degrees 07 minutes to the right and run a distance of 699.00 feet to the South R.O.W. line of a county public road; thence turn an angle of 41 degrees 04 minutes 44 seconds to the right to Tangent of R.O.W. curve and run along said R.O.W. curve (whose Delta angle is 22 degrees 18 minutes 44 seconds to the right, Radius is 505.88 feet, tangent distance is 99.76 feet, length of arc is 197.00 feet) to the P.T. of said R.O.W. curve; thence continue along said R.O.W. line a distance of 190.62 feet to the P.C. of a R.O.W. curve; thence continue in the same direction along said R.O.W. curve (whose Delta angle is 00 degrees 42 minutes to the right, Radius is 827.67 feet, Tangent distance is 5.05 feet, length of arc is 10.11 feet) to the P.C. of said R.O.W. curve; thence turn an angle of 108 degrees 04 minutes to the right from Tangent of said R.O.W. curve and run a distance of 866.79 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 2 West.

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2017 12:54:13 PM
\$21.00 CHERRY
20170606000199000

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.

TS-1700830