

STATE OF ALABAMA  
COUNTY OF Shelby

20170613000208470  
06/13/2017 11:49:04 AM  
POA 1/3

**SPECIFIC POWER OF ATTORNEY  
TO  
SELL REAL ESTATE**

**BE IT KNOWN**, that on this 28 day of February, 2017, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**DAVID W. BLAND, a married man  
("Affiant")**

a person of the full age of majority and resident of the state of Alabama who declared that he is a co-owner with Suzanne Bland, of real property located at 291 Autumn Crest Drive, Chelsea, Shelby County, Alabama 35043, said property being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

And Affiant further declared that he does name, constitute and appoint and does by these presents make, constitute and appoint **Suzanne Bland**, a person of the full age of majority and a resident of the state of Alabama, his true and lawful agent and attorney-in-fact, general and special, giving and, by these presents, granting unto the said attorney full power and authority for him, all in his name and behalf, to represent his interests as she sees fit and to sell the herein referenced real property to Christopher A. Keith and Angela J. Keith, for the total purchase price of \$500,000.00 and on the other terms and conditions as set forth in that certain Purchase Agreement between the parties originally dated April 4, 2017.

The powers granted herein include the powers to pass, sign and execute all deeds, affidavits, settlement statements and acts for the purposes aforesaid, and generally to do and perform all and every other act, matter or thing whatsoever, as shall or may be requisite and necessary, as fully, amply and effectually, and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Affiant could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

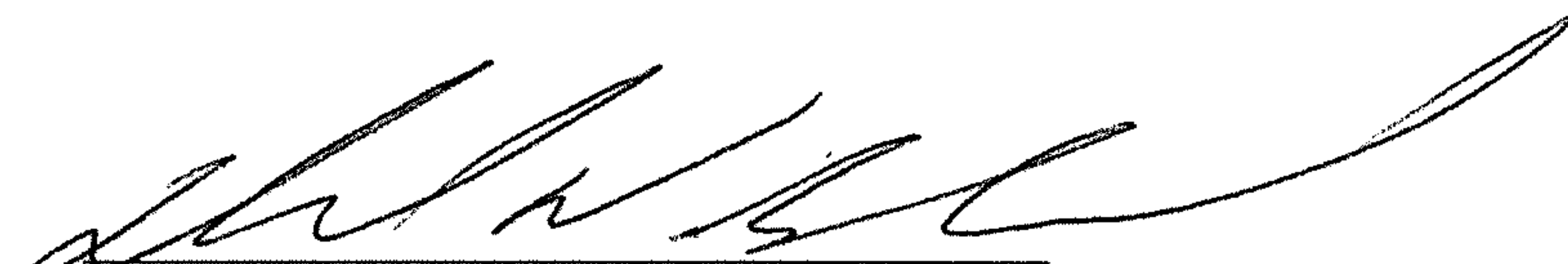
This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Affiant.

In consideration of acceptance of this power of attorney, Affiant agrees to hold harmless and indemnify any person or party relying on same from any loss, claim or

damages of any kind or nature whatsoever (including attorneys fees) as a result of accepting said Power of Attorney

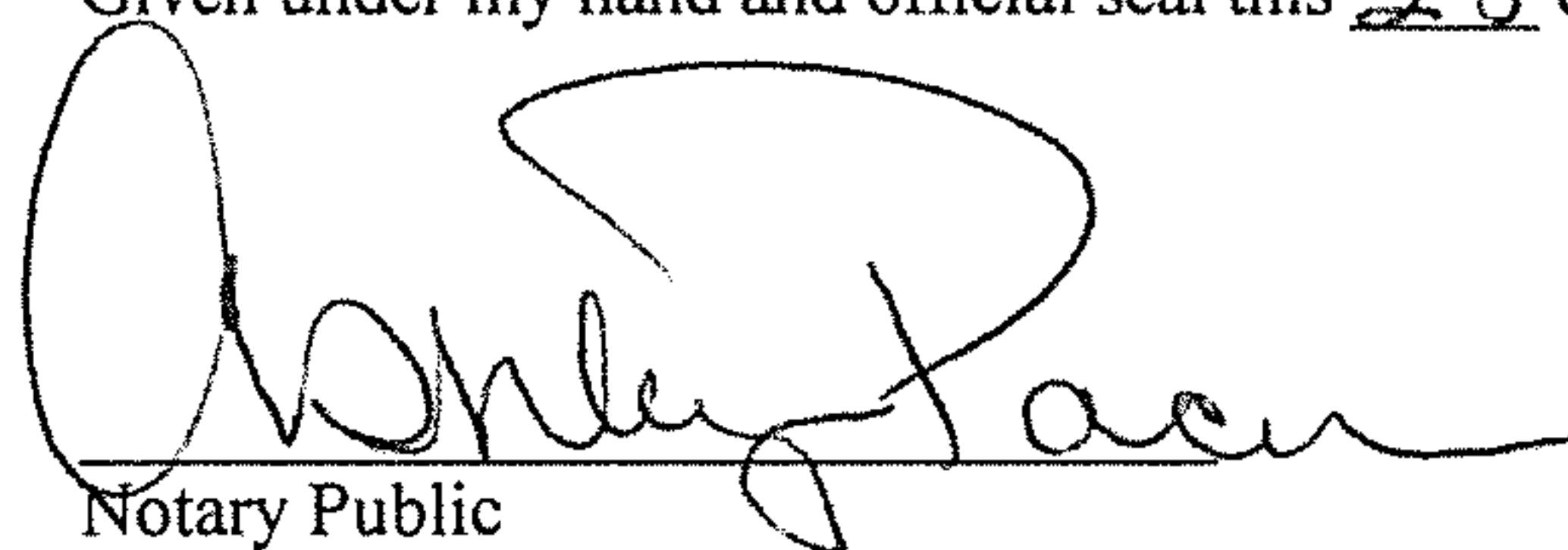
The powers granted are specifically limited to those stated and the grant of powers shall expire upon the earlier of forty five (45) days from the date first written above or upon fulfillment of the powers granted herein.

THUS DONE AND PASSED on the day, month and year herein first written above.

  
DAVID W. BLAND

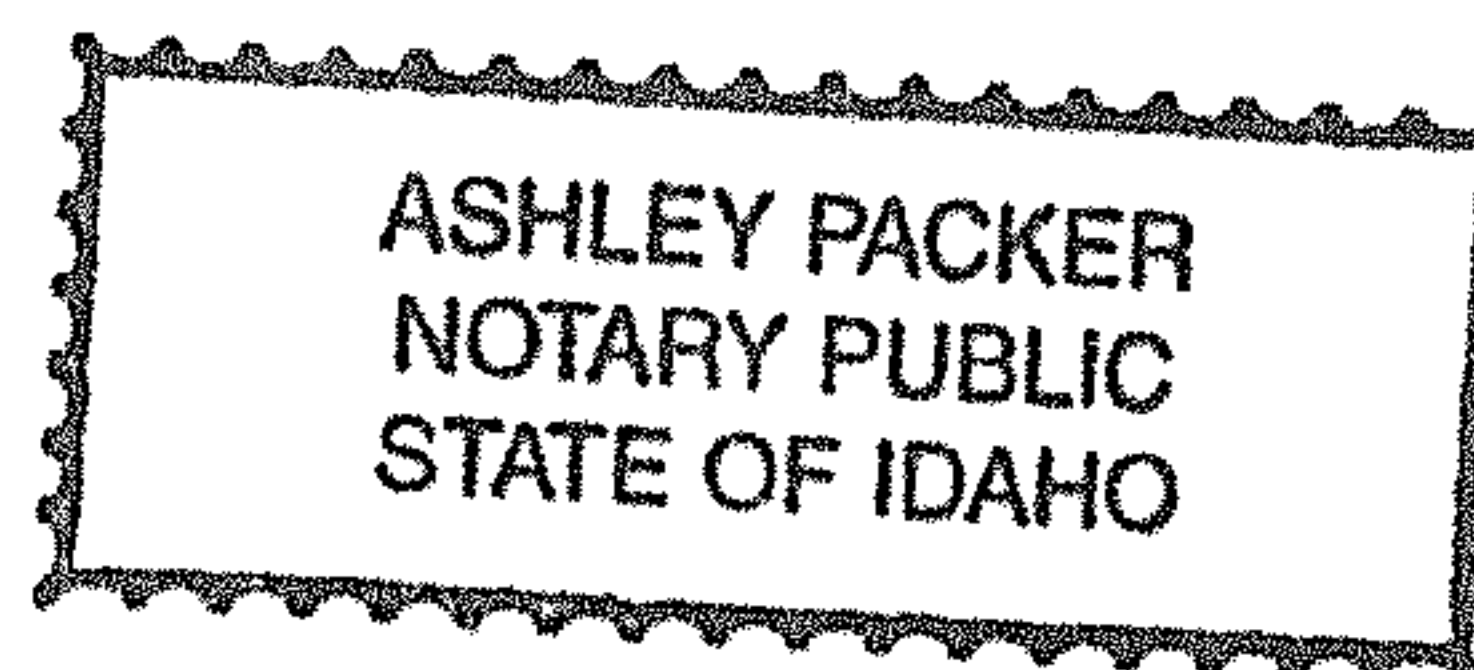
STATE OF ~~ALABAMA~~ <sup>Idaho</sup>  
COUNTY OF ~~Jefferson~~

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DAVID W. BLAND, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date. Given under my hand and official seal this 28 day of April, 2017.



Notary Public  
My Commission Expires:

Residing in Rigby, Idaho  
Commission Expires: 09-22-21



THIS INSTRUMENT PREPARED BY:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201  
(205) 251-3151





Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/13/2017 11:49:04 AM  
\$21.00 CHERRY  
20170613000208470

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

*[Signature]*

COMMENCE AT A 1/2 INCH CAPPED PIPE IN PLACE BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 72.30 FEET TO A 1/2 INCH REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 08 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 893.81 FEET; THENCE PROCEED SOUTH 86 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 910.81 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT INGRESS AND EGRESS EASEMENT (SET PK NAIL IN ASPHALT); THENCE PROCEED SOUTH 72 DEGREES 19 MINUTES 03 SECONDS EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 322.70 FEET TO A 1/2 INCH REBAR IN PLACE; THENCE PROCEED SOUTH 47 DEGREES 40 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 332.64 FEET; THENCE PROCEED SOUTH 29 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 176.03 FEET; THENCE PROCEED SOUTH 48 DEGREES 08 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 102.33 FEET; THENCE PROCEED SOUTH 04 DEGREES 26 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 258.61 FEET TO A 1/2 INCH REBAR IN PLACE BEING LOCATED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE PROCEED SOUTH 88 DEGREES 55 MINUTES 14 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1072.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ALSO GRANTED A 60 FOOT INGRESS/EGRESS EASEMENT, BEING 30 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING LOCATED ON THE NORTHERLY BOUNDARY OF TARA DRIVE; THENCE PROCEED SOUTH 88 DEGREES 43 MINUTES 04 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11 AND ALONG THE NORTHERLY BOUNDARY OF SAID TARA DRIVE FOR A DISTANCE OF 46.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 47; THENCE PROCEED NORTH 13 DEGREES 37 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 80.73 FEET; THENCE PROCEED NORTH 07 DEGREES 25 MINUTES 53 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 154.80 FEET; THENCE PROCEED NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 186.49 FEET; THENCE PROCEED NORTH 06 DEGREES 01 MINUTES 38 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 92.01 FEET TO THE CENTERLINE OF SAID 60 FOOT EASEMENT, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT THENCE PROCEED SOUTH 87 DEGREES 10 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 169.64 FEET; THENCE PROCEED SOUTH 72 DEGREES 03 MINUTES 42 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD FOR A DISTANCE OF 144.00 FEET; THENCE PROCEED SOUTH 86 DEGREES 38 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 260.71 FEET; THENCE PROCEED NORTH 63 DEGREES 19 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 259.85 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 215.95 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 319.16 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE 1/4 OF THE NE 1/4 OF SAID SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.