

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

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07/31/2017 01:13:12 PM  
POA 1/4

**SPECIFIC POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Debby Bearden**, being of sound mind, do hereby nominate, constitute, and appoint **D. Elwyn Bearden** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Adrienne J. and Kristofer P. Pruitt**, including the loan(if applicable) and mortgage with \_\_\_\_\_ its successors and assigns, (the "Lender")(If applicable) , for the property located in Shelby County, Alabama known as **153 Hidden Creek Cove, Pelham, AL 35124**, and more particularly described in Exhibit "A" attached hereto.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase and loan. This power of attorney shall include, but not be limited to, the authority to execute a note and mortgage on my behalf for the loan to Lender, the Closing Disclosure and addendums, title documents, and any other closing documents associated with the loan being made to **D. Elwyn and Debby Bearden** and the mortgage on the property in which I will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this Power of Attorney.

The rights, powers and authority of my said Attorney in Fact herein granted shall commence and be in full force and effect on the date of execution of this Instrument. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **August 27, 2017** Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be exercisable by **D. Elwyn Bearden** notwithstanding my subsequent disability, incompetency or incapacity. Any action taken in good faith pursuant to the foregoing authority without actual knowledge of my death shall be binding upon me, my heirs, assigns and personal representatives.

IN WITNESS WHEREOF, **Debby Bearden**, as Principal, has signed this Specific Durable Power of Attorney 18 this the day of July, 2017.

Debby Bearden  
~~Debbie Bearden~~  
 Debby

STATE OF Alabama  
 COUNTY OF Shelby

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

GIVEN UNDER MY HAND AND SEAL on this the 18th day of July, 2017.

(SEAL)

Sharon A. Wait  
 Notary Public  
 My Commission Expires March, 23, 2021

**This instrument prepared by:**  
 The Law Offices of Jack R. Thompson, Jr., LLC  
 3500 Colonnade Parkway  
 Suite 350  
 Birmingham, AL 35243

EXHIBIT "A"

Lot 2, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

NON-REVOCATION AFFIDAVIT

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

- 1) My name is D. Elwyn Bearden. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 07/18/2017, Debby Bearden appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at Bk: \_\_\_\_\_ Pg: \_\_\_\_\_ in the Probate Office of Shelby County, Alabama. *Recorded Simultaneously*
- 3) On 07/27/17, 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 2, according to the Survey of Hidden Creek Townhomes,  
Phase II, as recorded in Map Book 28, Page 37, in the Probate  
Office 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 Debby Bearden.

Executed by the undersigned this 07/27/17.

*X Elwyn Bearden*

D. Elwyn Bearden

State of Alabama )

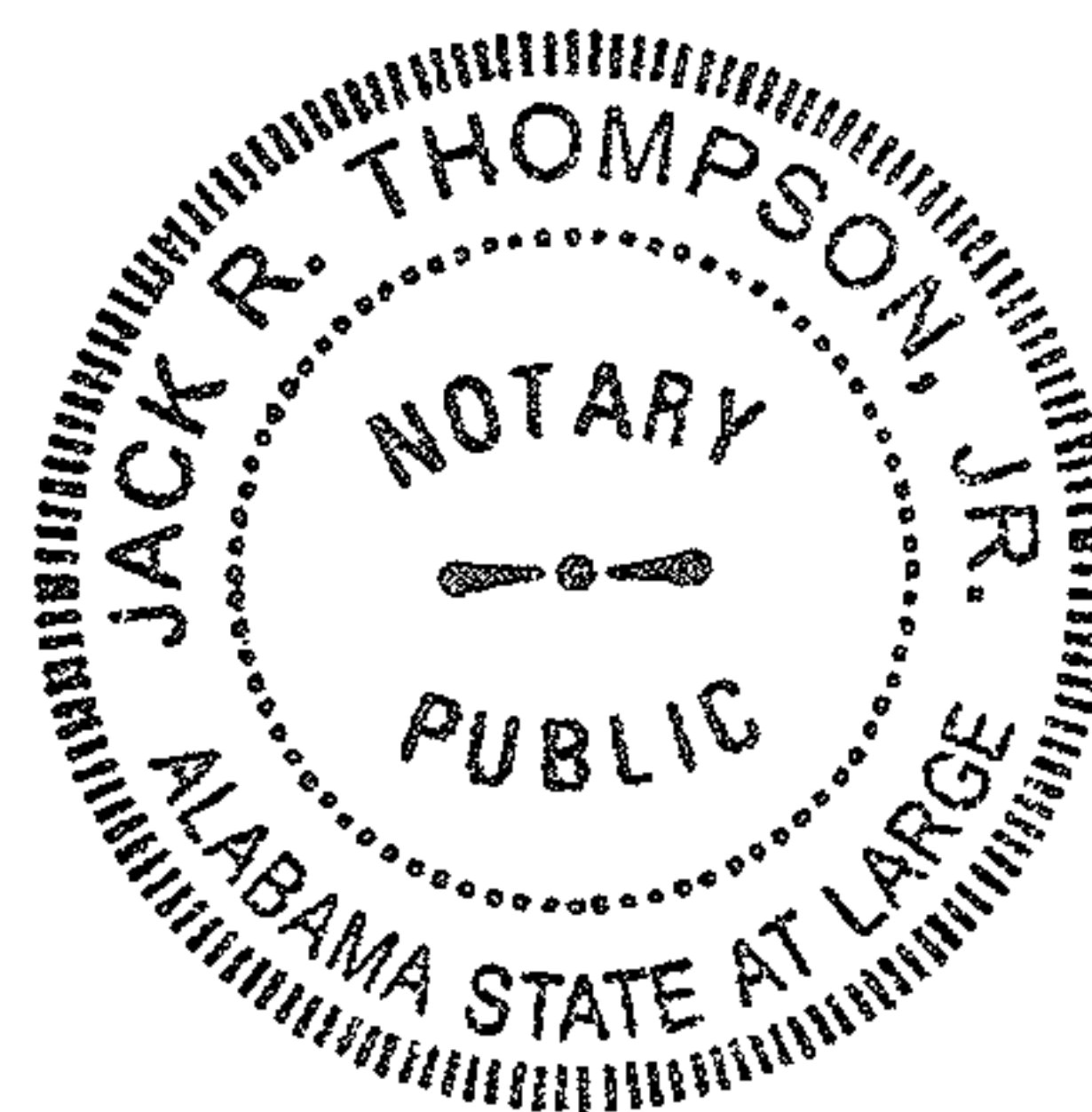
County of Shelby )

Subscribed and sworn to before me on this 07/27/17.

*[Signature]*

Notary Public: The Undersigned

My Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/31/2017 01:13:12 PM  
\$24.00 CHERRY  
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*[Signature]*