

State of Alabama)
Shelby County)

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08/03/2017 02:43:44 PM
POA 1/5

SPECIFIC POWER OF ATTORNEY

KNOWALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that Barbara Carson , the undersigned, does hereby make, constitute and appoint Thomas J. Carson , as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the sale (X) or purchase () of that certain real estate more particularly described below:

See Exhibit "A" attached hereto.

Property Address: 112 Tall Timber Road
Alabaster, Alabama 35007

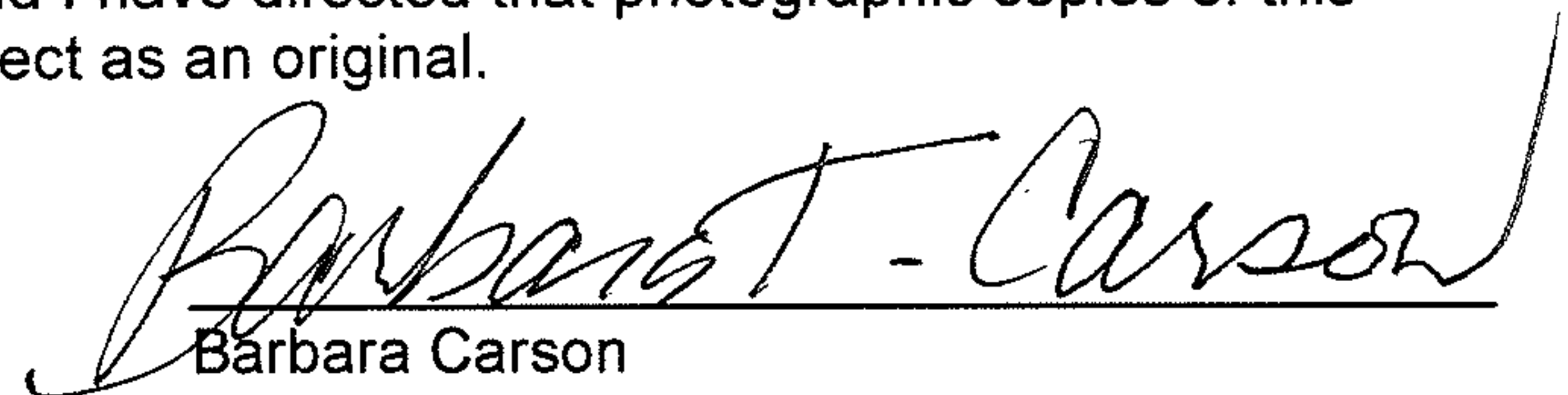
Sales Price: \$ 440,000.00

I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the selling (X) purchase () of the above reference real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the selling/purchase of said real estate.

This instrument is to be construed and interpreted as a Specific 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, the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, Barbara Carson , individually; and such rights, powers and authority shall remain in full force and effect until the sale powers and authority shall remain in full force and effect until the sale of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said sale, and for a period of ninety (90) days after said signing. 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. The undersigned grantor of this Specific Power of Attorney herein specifically grants to Thomas J. Carson , the power and right to act on the grantor's behalf to sell and sign any and all documents necessary to transact the sale of the above reference real estate.

IN WITNESS WHEREOF, as Principal, Barbara Carson , is signing this Specific Power of Attorney at State of Alabama this the July 31st 2017, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


Barbara Carson

State of AL
Jefferson County

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)

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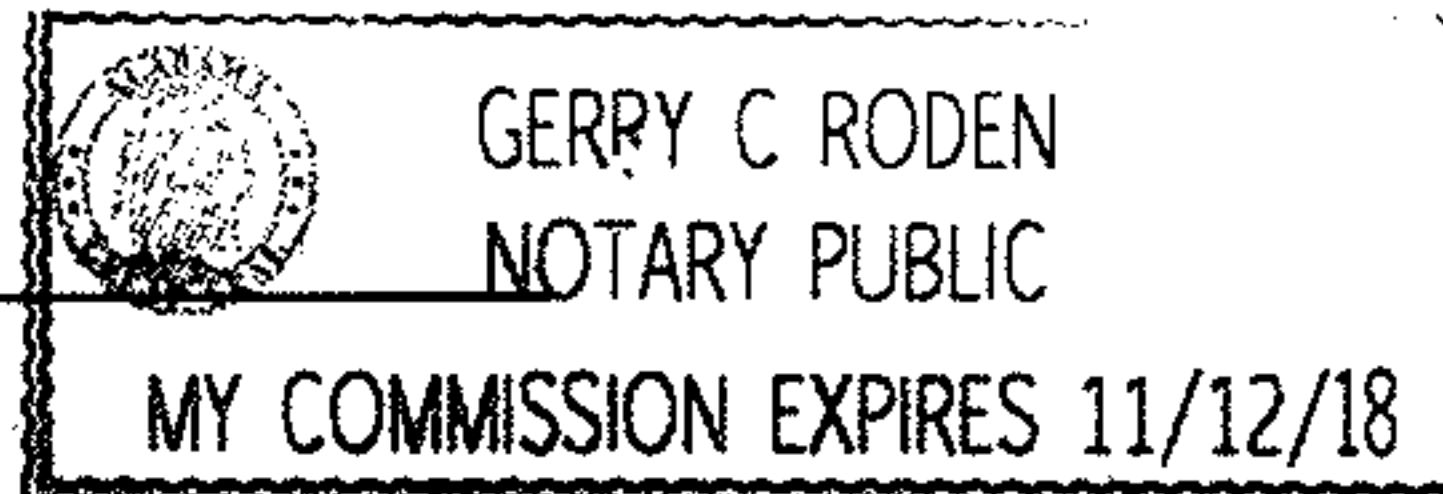
I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Barbara Carson, whose name is signed to the foregoing Power of Attorney and who is known to me, acknowledge before me on this day that being informed of the contents of said Power of Attorney, he executed the same voluntarily and as his act on the day of the same bears date.

Give under my hand and official seal this the 31st day of July 2017.

Gerry Roden

Notary Public

My Commission Expires:



This Instrument Was Prepared By:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

Exhibit "A"

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, of the Huntsville Principal Meridian Shelby County, Alabama, more particularly described as follows:

Beginning at the NE corner of said 1/4-1/4 section and run in a Westerly direction along the North line of said 1/4-1/4 section for 882.49 feet to a point; thence turn an angle to the left of $91^{\circ}19'40''$ and run in a Southerly direction for 636.95 feet to the North right of way line of Tall Timber Road; thence turn an angle to the left of $88^{\circ}20'43''$ and run in an Easterly direction along said right of way line for 576.21 feet to a point; thence turn an angle to the right of $90^{\circ}00'$ and continue in a Southerly direction along said right of way line for 25.0 feet to a point; thence turn an angle to the left of $90^{\circ}25'20''$ and run in an Easterly direction for 307.36 feet to the East line of the aforesaid 1/4-1/4 section; thence turn an angle to the left of $91^{\circ}15'29''$ and run in a Northerly direction for 664.74 feet to the NE corner of said 1/4-1/4 section and the Point of Beginning; being situated in Shelby County, Alabama.

State of Alabama
County of Shelby

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NON-REVOCATION AFFIDAVIT

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

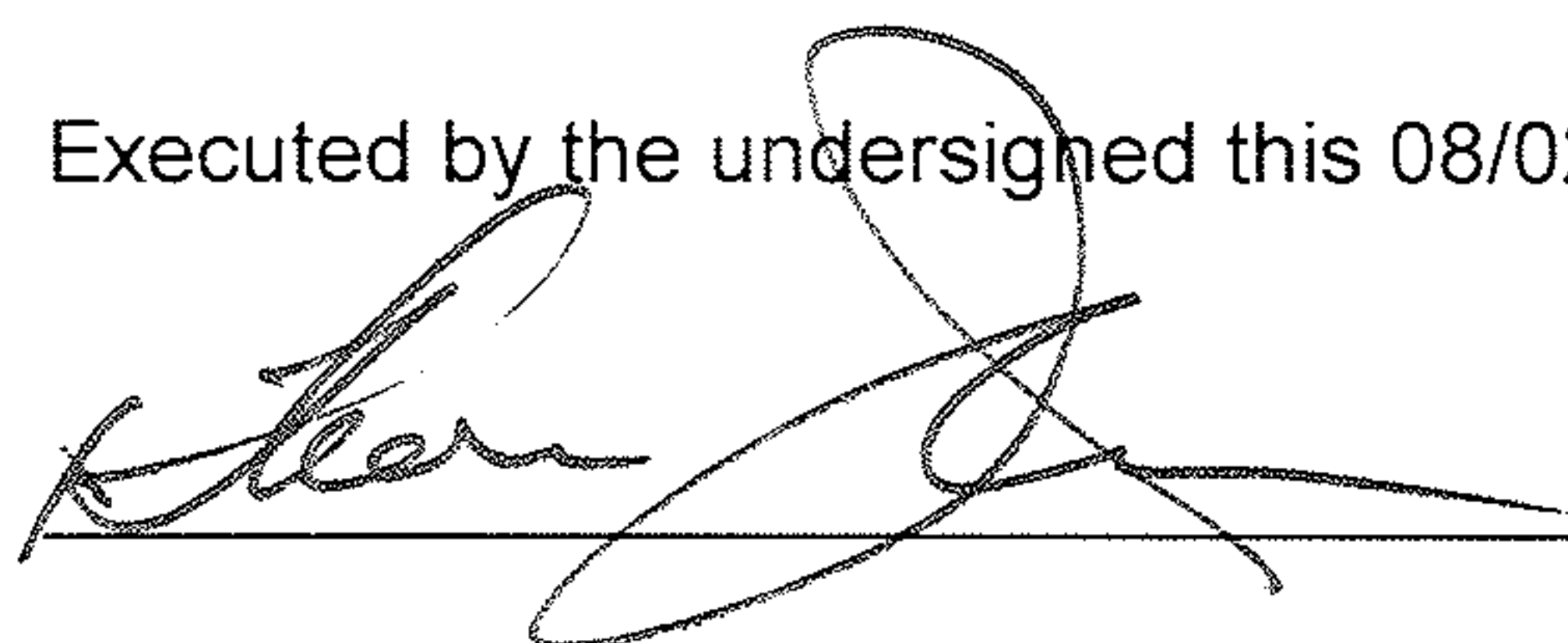
- 1) My name is Thomas J. Carson. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 07/31/2017, Barbara Carson appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at Bk: _____ Pg: _____ in the Probate Office of Shelby County, Alabama. *Record Simultaneously*
- 3) On 08/02/17, 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:

Part of the SW 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, of the Huntsville Principal Meridian Shelby County, Alabama, more particularly described as follows:

Beginning at the NE corner of said 1/4-1/4 section and run in a Westerly direction along the North line of said 1/4-1/4 section for 882.49 feet to a point; thence turn an angle to the left of 91°19'40" and run in a Southerly direction for 636.95 feet to the North right of way line of Tall Timber Road; thence turn an angle to the left of 88°20'43" and run in an Easterly direction along said right of way line for 576.21 feet to a point; thence turn an angle to the right of 90°00' and continue in a Southerly direction along said right of way line for 25.0 feet to a point; thence turn an angle to the left of 90°25'20" and run in an Easterly direction for 307.36 feet to the East line of the aforesaid 1/4-1/4 section; thence turn an angle to the left of 91°15'29" and run in a Northerly direction for 664.74 feet to the NE corner of said 1/4-1/4 section and the Point of Beginning; being situated in 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 Barbara Carson.

Executed by the undersigned this 08/02/17.



Thomas J. Carson

State of Alabama)

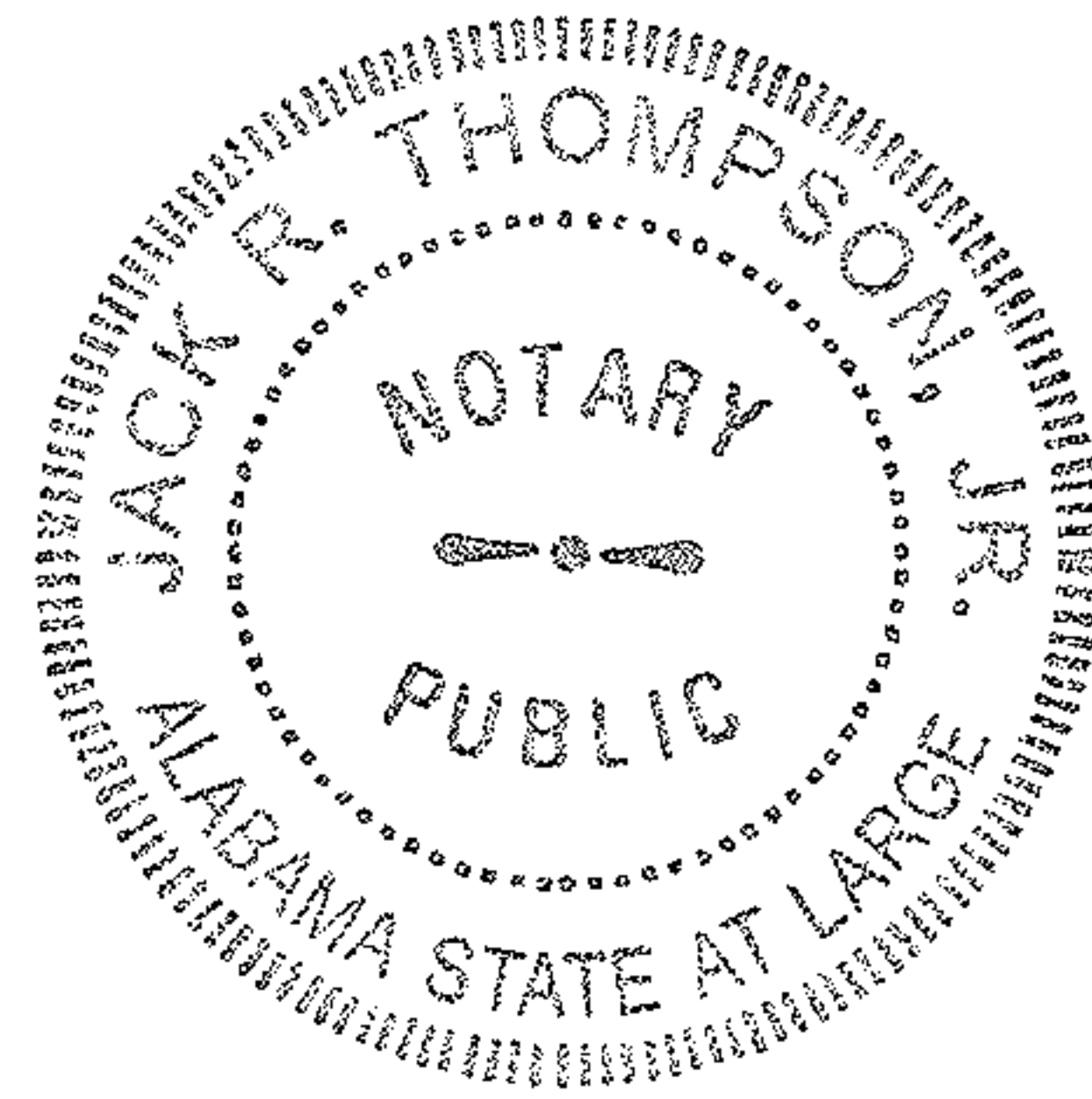
County of Shelby)

Subscribed and sworn to before me on this 08/02/17.



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
08/03/2017 02:43:44 PM
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