

STATE OF ALABAMA

COUNTY OF Jefferson

20170817000298020

08/17/2017 09:11:37 AM

POA 1/4

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

BE IT KNOWN, that on this 9 day of August, 2017, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**RUSSELL MARSH, 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 Jessica Marsh, of real property located at 1066 Signal Valley Trail, 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 **Jessica Marsh**, 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 Michael E. Boulton and Maria Bartolomeo Grant, for the total purchase price of \$631,000.00 and on the other terms and conditions as set forth in that certain Purchase Agreement between the parties originally dated May 19, 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.



RUSSELL MARSH

STATE OF ALABAMA
COUNTY OF Jackson

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RUSSELL MARSH, 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 9 day of June, 2017.



Notary Public
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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

EXHIBIT "A"

20170817000298020 08/17/2017 09:11:37 AM POA 3/4

PARCEL I:

FROM A #5 REBAR AT THE NW CORNER OF THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 A DISTANCE OF 664.91 FEET TO A 1/2" REBAR, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE TURN 88°44'41" RIGHT AND RUN 419.63 FEET TO A POINT IN THE CENTER OF A 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, KNOWN AS SIGNAL VALLEY TRAIL AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT #1996-10930; THENCE TURN 122°12'30" LEFT AND RUN 316.00 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 61°20'27" RIGHT AND RUN 1219.32 FEET TO A 1/2" REBAR; THENCE TURN 119°16'24" LEFT AND RUN 487.68 FEET TO A 1/2" REBAR; THENCE TURN 88°36'21" LEFT AND RUN 665.79 FEET TO A 1/2" REBAR ON THE EAST BOUNDARY OF AFOREMENTIONED SW 1/4 - NE 1/4; THENCE TURN 88°35'41" RIGHT AND RUN 328.00 FEET TO A 1/2" REBAR AT THE NE CORNER OF SAID SW 1/4 - NE 1/4; THENCE TURN 88°35'33" LEFT AND RUN 684.9 FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE SE 1/4 - NE 1/4, AND THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA. (TAX PARCEL #09-6-23-0-000-0022.013)

PARCEL II:

FROM A #5 REBAR AT THE NW CORNER OF THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SW 1/4 - NE 1/4 A DISTANCE OF 664.91 FEET TO A 1/2" REBAR; THENCE TURN 88°44'41" RIGHT AND RUN 419.63 FEET TO A POINT IN THE CENTER OF A 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, KNOWN AS SIGNAL VALLEY TRAIL AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT #1996-10930, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE AND SAID EASEMENT CENTERLINE A DISTANCE OF 400.44 FEET TO A 1/2" REBAR; THENCE TURN 88°56'12" LEFT AND RUN 1332.68 FEET TO A 1/2" REBAR; THENCE TURN 151°55'52" LEFT AND RUN 1219.32 FEET TO A POINT IN THE CENTER OF AFOREMENTIONED 60' EASEMENT; THENCE TURN 61°20'27" LEFT AND RUN 316.00 FEET ALONG SAID EASEMENT CENTERLINE TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, SITUATED IN THE SW 1/4 - NE 1/4 AND THE SE 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. (TAX PARCEL #09-6-23-0-000-002.040)

BOTH PARCELS TOGETHER WITH AND SUBJECT TO THE FOLLOWING 60' EASEMENT FOR INGRESS, EGRESS & UTILITIES, CENTERLINE DESCRIPTION TO-WIT:

FROM THE SW CORNER OF THE NE 1/4 - NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 - NW 1/4 A DISTANCE OF 17.49 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF HEREIN DESCRIBED EASEMENT FOR INGRESS AND EGRESS AND UTILITIES; THENCE TURN 55°25'49" LEFT AND RUN 99.24 FEET ALONG SAID EASEMENT CENTERLINE AND THE FOLLOWING COURSES: 06°03'54" LEFT FOR 104.89 FEET; 12°24'30" LEFT FOR 175.59 FEET; 10°38' RIGHT FOR 201.28 FEET; 12°54'55" RIGHT FOR 165.02 FEET; 05°37'50" LEFT FOR 265.89 FEET; 15°35'30" RIGHT FOR 323.69 FEET; 13°58'30" LEFT FOR 188.54 FEET; 06°41' RIGHT FOR 128.93 FEET TO A POINT ON THE NORTH BOUNDARY OF AFOREMENTIONED SECTION 23; THENCE TURN 180°00' RIGHT AND RUN ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 50.72 FEET; THENCE TURN 92°06'49" LEFT AND CONTINUE ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 64.8.1 FEET AND THE FOLLOWING COURSES: 54°49'11" RIGHT FOR 141.23 FEET; 12°33'27" LEFT FOR 110.76 FEET; 20°34'50" LEFT FOR 169.50 FEET; 15°05'36" RIGHT FOR 86.16 FEET; 36°33'41" RIGHT FOR 166.53 FEET; 29°09'29" LEFT FOR 97.38 FEET; 14°44'38" LEFT FOR 198.02 FEET; 16°40'30" LEFT FOR 276.22 FEET; 34°30'41" LEFT FOR 274.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NW 1/4 - NE 1/4 OF AFOREMENTIONED SECTION 23; THENCE TURN 02°14'58" RIGHT AND CONTINUE ALONG SAID EASEMENT A DISTANCE OF 473.26 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 65°53'34" AND TANGENTS OF 100.00 FEET AND A CENTERLINE ARC DISTANCE OF 177.45 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 96.95 FEET; THENCE TURN 122°12'30" LEFT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE TO A POINT ON THE NORTH BOUNDARY OF

THE SW 1/4 - NE 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE TURN 180°00' RIGHT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 57°47'30" LEFT AND RUN 338.44 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 02°42'42" RIGHT AND RUN 588.77 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 46°35'43" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 141.64 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 77.80 FEET; THENCE TURN 116°34'50" LEFT AND RUN 68.62 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180°00' RIGHT AND RUN 211.45 FEET ALONG SAID EASEMENT CENTERLINE TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 17°17'51" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 158.78 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 301.63 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27°09'45" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.99 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 21.47 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 30°36'35" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.18 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 39.20 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27°45'20" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 147.06 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 308.97 FEET; THENCE TURN 154°31'35" LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06°48' RIGHT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00°50'46" RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180°00' RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00°50'46" LEFT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06°48' LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 09°12' LEFT AND RUN SAID EASEMENT CENTERLINE A DISTANCE OF 261.83 FEET TO A POINT ON THE EAST BOUNDARY OF THE SE 1/4 - SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 176.36 FEET TO THE P.C. OF A CURVE CONCAVE LEFT HAVING A DELTA ANGLE OF 54°03'57" AND TANGENTS OF 305.47 FEET AND A CENTERLINE ARC DISTANCE OF 566.76 FEET TO THE P.C. OF A REVERSE CURVE RIGHT, HAVING A DELTA ANGLE OF 74°40'50" AND TANGENTS OF 100.0 FEET AND A CENTERLINE ARC DISTANCE OF 170.85 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 719.70 FEET TO THE P.C. OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 48°19'01" AND TANGENTS OF 250.0 FEET AND A CENTERLINE ARC DISTANCE OF 470.01 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 730.31 FEET TO A POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT CENTERLINE ON THE NORTH BOUNDARY OF OLD U.S. HWY. #280 (80' R.O.W.), AND FURTHER, FROM THE DESCRIBED POINT OF TERMINATION BACK NORTH/NORTHEASTERLY ALONG THE DESCRIBED CENTERLINE TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SE 1/4 - SW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; TRACKS IN CLOSE PROXIMITY THAT CERTAIN EASEMENT CENTERLINE DESCRIBED IN BOOK 184 AT PAGE 89. SAID PROPERTY BEING SITUATED IN SHELBY COUNTY, ALABAMA.

20170817000298020 08/17/2017 09:11:37 AM POA 4/4



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 09:11:37 AM
\$24.00 CHERRY
20170817000298020

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.