

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20170911000330950
09/11/2017 01:08:37 PM
POA 1/4

SPECIFIC POWER OF ATTORNEY

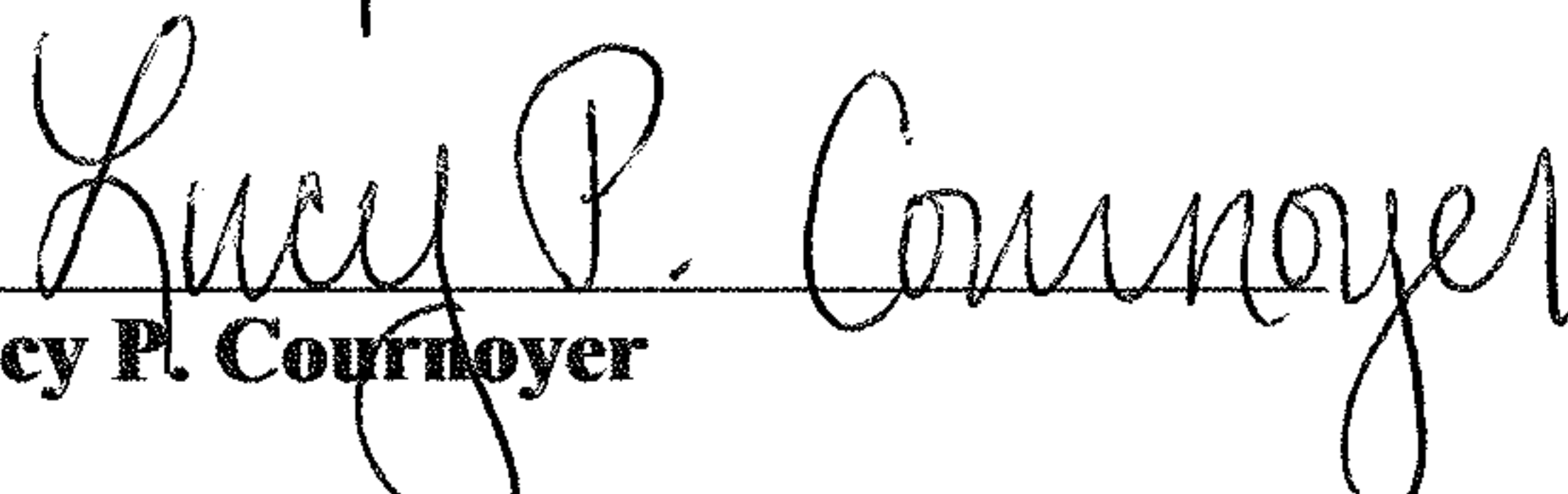
KNOW ALL PERSONS BY THESE PRESENTS, that I, **Lucy P. Cournoyer**, being of sound mind, do hereby nominate, constitute, and appoint **Michael C. Cournoyer** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Kathleen R. King Sims**, including the loan and mortgage with **TJC Mortgage, Inc.**, its successors and assigns, (the "Lender"), for the property located in Jefferson County, Alabama known as **166 Goel Road, Birmingham, AL 35244**, 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 **Michael C. Cournoyer and Lucy P. Cournoyer** 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 **December 8, 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 **Michael C. Cournoyer** 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, **Lucy P. Cournoyer**, as Principal, has signed this Specific Durable Power of Attorney this the 1st day of September, 2017.

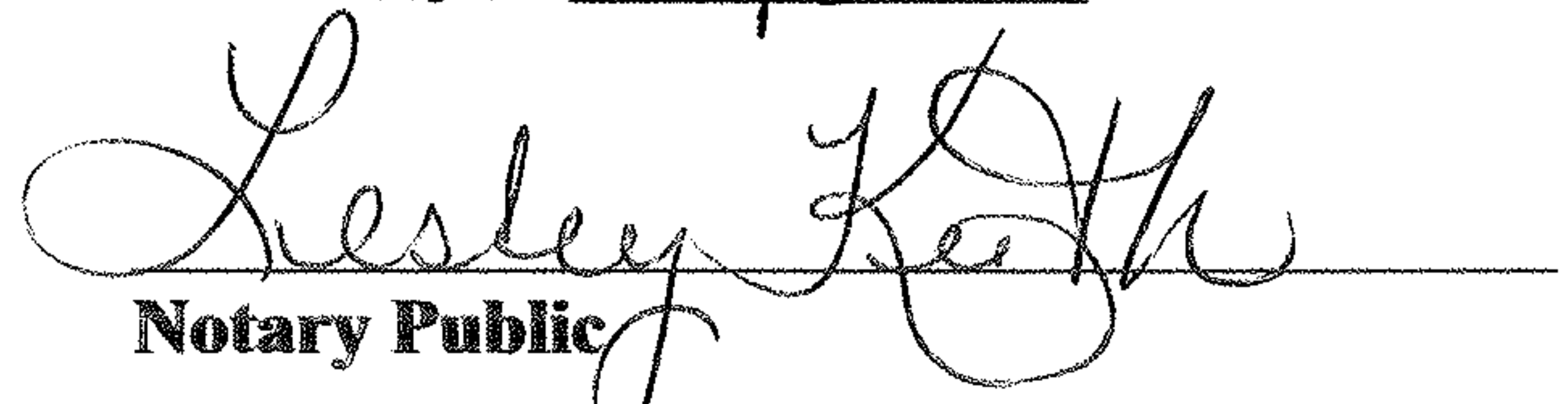

Lucy P. Cournoyer

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Lucy P. Cournoyer**, 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 day of 1st September, 2017.

(SEAL)


Notary Public

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



EXHIBIT "A"

Lot 1, according to the Survey of Haven Ridge Estates (Amaro Subdivision), as recorded in Map Book 14, page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except that portion of Lot 1 that is situated within Lot 2 of the same subdivision as shown by that certain survey prepared by Robert C. Farmer dated November 29, 1992, the effect of the Farmer Survey means that the length of the Southern boundary is equal to 119.50' rather than 125' and the length of the Northern boundary is equal to 119.10' rather than 125' as shown by the recorded map.

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NON-REVOCATION AFFIDAVIT

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

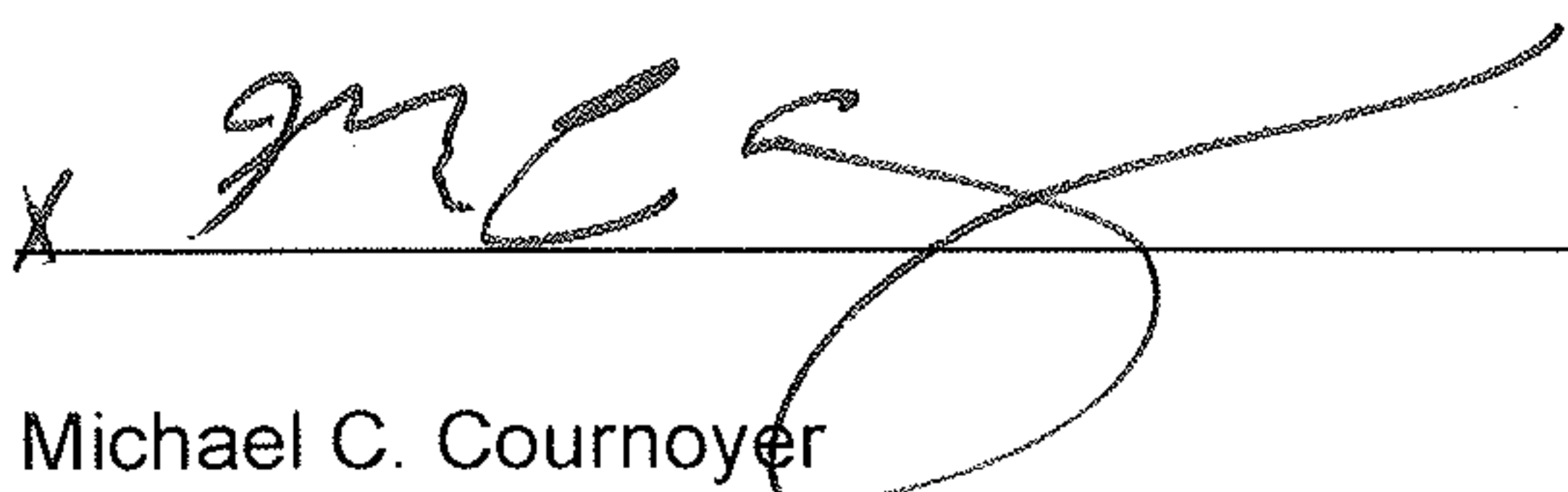
- 1) My name is Michael C. Cournoyer. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
- 2) On 09/01/2017, Lucy P. Cournoyer appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at Bk: _____ Pg: _____ in the Probate Office of Shelby County, Alabama. *Recorded Simultaneously w/ POA attached herewith*
- 3) On 09/08/17, 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 1, according to the Survey of Haven Ridge Estates (Amaro Subdivision), as recorded in Map Book 14, page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

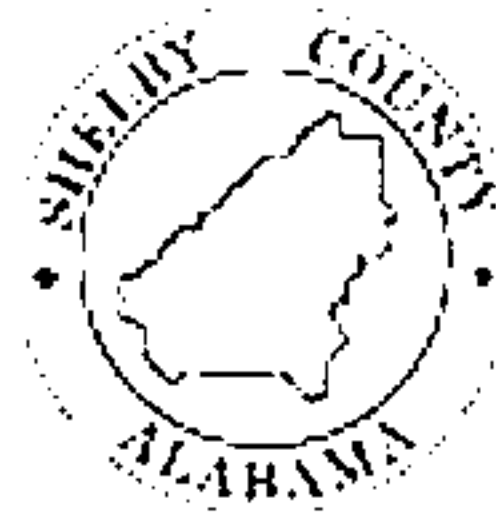
Less and except that portion of Lot 1 that is situated within Lot 2 of the same subdivision as shown by that certain survey prepared by Robert C. Farmer dated November 29, 1992, the effect of the Farmer Survey means that the length of the Southern boundary is equal to 119.50' rather than 125' and the length of the Northern boundary is equal to 119.10' rather than 125' as shown by the recorded map.

- 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 Lucy P. Cournoyer.

Executed by the undersigned this 09/08/17.



Michael C. Cournoyer



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2017 01:08:37 PM
\$24.00 CHERRY
20170911000330950



State of Alabama)

County of Shelby)

Subscribed and sworn to before me on this 09/08/17.



10/31/2020

Notary Public: The Undersigned

