

DURABLE POWER OF ATTORNEY
(Specific and Limited)

STATE OF ALABAMA

20171012000371510

10/12/2017 02:12:09 PM

COUNTY OF SHELBY

POA 1/2

This power of attorney shall not be affected by disability, incompetency, or incapacity of the principals in accordance with Alabama Code Section 26-1-2 (1975).

1. **APPOINTMENT OF ATTORNEY IN FACT.** I, **CAROL ANN SIMMS**, as principal ("Principal"), resident of the State and County aforesaid, has made, constituted and by these presents to make, constitute and appoint **JOHN KEVIN SIMMS** as my true and lawful agent and attorney-in-fact ("Agent") to do and perform the following:

To do any and all acts, to take any actions and execute any documents in connection with the sale of the property described as:

Lot 12, according to the Map of Mountain Lake, as recorded in Map Book 31, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

To do any and all acts, to take any actions and execute any documents in connection with the sale of the property located at **225 Mountain Lake Trail, Alabaster, AL 35007**, including signing all loan documents, settlement statement or other related documents as I may do in my own stead. This Power of Attorney shall be valid and of full force and effect for forty-five (45) days from the date of execution of this Power of Attorney.

2. **EXECUTION AND DELIVERY.** The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.

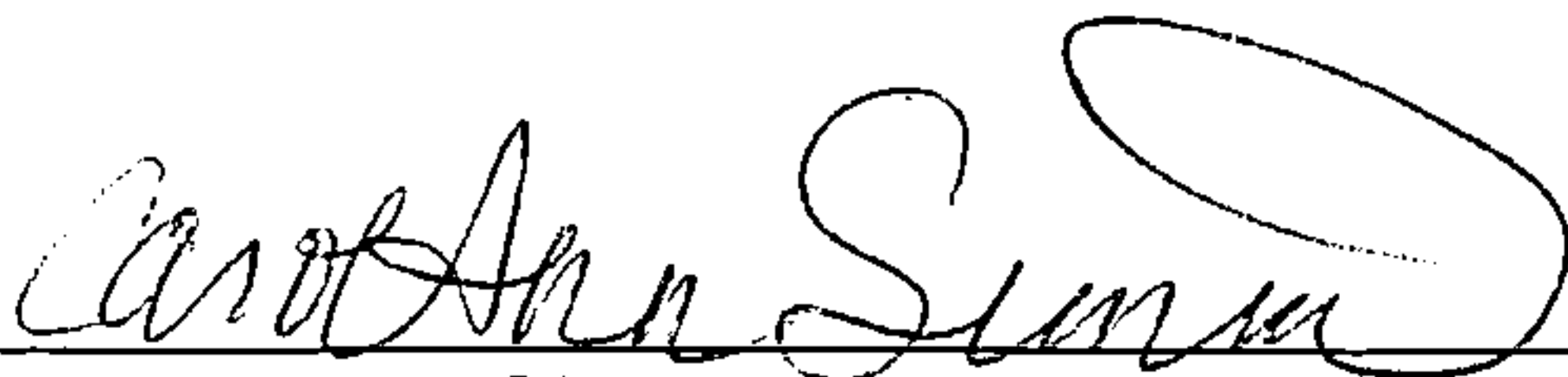
3. **RELIANCE ON AUTHORITY.** Any person, firm or corporation dealing with Agent under the Authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.

4. **LIMIT ON AGENT'S AUTHORITY.** The authority of the Agent is specific and limited to the sale of the property located at **225 Mountain Lake Trail, Alabaster, AL 35007.**

EFFECTIVE DATE OF AGENT'S AUTHORITY. This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this 19th day of September, 2017.



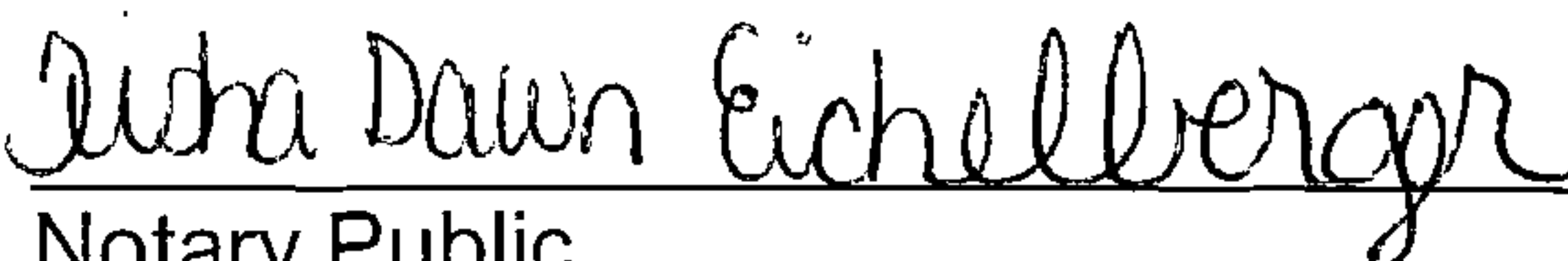
Carol Ann Simms

STATE OF ALABAMA

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **Carol Ann Simms**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument subscribed to me that the entity, being informed of the contents, upon whose behalf she acted voluntarily, executed the instrument.

WITNESS my hand and official seal this 19th day of September, 2017.



Notary Public
My Commission Expires:10/19/2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

PREPARED BY:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/12/2017 02:12:09 PM
\$18.00 CHERRY
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