

STATE OF ALABAMA
COUNTY OF SHELBY

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11/03/2017 09:51:04 AM
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**SPECIFIC POWER OF ATTORNEY
TO
SELL REAL ESTATE**

BE IT KNOWN, that on this 20th day of October, 2017, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**Carolyn J. Coggin, an unmarried man
("Affiant")**

a person of the full age of majority who declared that she is the owner of real property located at 5811 Old Kendrick Road, Helena, AL 35080, said property being more particularly described as follows:

A PORTION OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 182.18 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 88°41'24" AND RUN NORTH A DISTANCE OF 264.0 FEET; THENCE TURN LEFT 91°18'36" AND RUN WEST A DISTANCE OF 305.0 FEET; THENCE TURN LEFT 91°18'36", AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE SOUTH LINE OF SAID 1/4-1/4 SECTION; THENCE TURN LEFT 08°41'24" AND RUN EAST ALONG SAID SOUTH 1/4-1/4 SECTION LINE A DISTANCE OF 305.0 FEET TO THE POINT OF BEGINNING.

ALSO A NON-EXCLUSIVE EASEMENT FOR JOINT DRIVEWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 157.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 25.0 FEET TO THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARCEL; THENCE TURN RIGHT 88°41'24" AND RUN NORTH ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE TURN RIGHT 91°18'36" AND RUN EAST A DISTANCE OF 25.0 FEET; THENCE TURN RIGHT 88°41'24" AND RUN SOUTH A DISTANCE OF 264.0 FEET TO THE POINT OF BEGINNING.

And Affiant further declared that he does name, constitute and appoint and does by these presents make, constitute and appoints **Robert C. Coggin**, a person of the full age of majority and a resident of the State of Alabama, her 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 her, all in her name and behalf, to represent her interests as he sees fit and to sell the herein referenced real property owned by them to Zachary Neal Harris for the total purchase price of

\$226,500.00 and on the other terms and conditions as set forth in that certain Contract of Sale between the parties originally dated September 25, 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.

Carolyn J. Coggin
Carolyn J. Coggin

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public; in and for said County in said State, hereby certify that Carolyn J. Coggin, 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 20th day of October, 2017.

[Signature]
Notary Public
My Commission Expires: 3-9-20



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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/03/2017 09:51:04 AM
\$18.00 DEBBIE
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[Signature]