

STATE OF ALABAMA

COUNTY OF SHELBY

20171122000421640

11/22/2017 10:41:29 AM

POA 1/2

DURABLE SPECIAL POWER OF ATTORNEY

I, **SUZANNE OZMENT** do hereby appoint **MAX D BAHOS**, as my true and lawful attorney-in-fact, for me and in my name, place and stead, and for my use and benefit: To execute all documents and instruments, including the HUD1 Closing Statement, ALTA Statement, Closing Disclosure Statement, IRS 1099 Form, General Warranty Deed, Owner's/Seller's affidavit, addendums, contract items, and other miscellaneous required documents and should there be any changes to the Deed or Lien Waiver, in connection with the sale of property located at **702 HIGHLAND LAKES COVE, BIRMINGHAM, AL 35242** and more particularly described as follows, to-wit:

Lot 3-A, according to a Resurvey of Highland Lakes, 1st Sector, Phase V, and acreage, an Eddleman Community, as recorded in Map Book 27, Page 108, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

On such terms and conditions as she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with selling said property, and to do such other acts as I might do in selling said property.

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue hereof.

This Power of Attorney is granted for a period of 180 days and shall become effective on the 10th day of November, 2017, and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency or incapacity.

Executed this the 10th day of November, 2017.

Suzanne Ozment
SUZANNE OZMENT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUZANNE OZMENT, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said Durable Special Power of Attorney, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2017.

MUST AFFIX SEAL

Shannon L. Viall
Notary Public
Printed Name: Shannon L. Viall
Commission Expires: 11-6-18

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
EXECUTIVE REAL ESTATE GROUP, LLC
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242
Our file: 2017665



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/22/2017 10:41:29 AM
\$18.00 CHERRY
20171122000421640

Shannon L. Viall