

20171228000461740
12/28/2017 01:40:25 PM
POA 1/4

State of Alabama)
County of Shelby)

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Specific Power of Attorney, that Michael Jeanes, the undersigned, does hereby make, constitute and appoint Dawn Kirkland, as my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf and for my use and benefit specifically in regard to the following:

To exercise or perform any act, power, duty, right of obligation whatsoever that I now have, or may hereafter acquire the legal right, power, or capacity to exercise or perform in connection with, arising from, or relating to the sale of that certain real estate more particularly described below:

See Exhibit "A" attached hereto.

Property Address: 122 Chadwick Drive, Helena, AL 35080
Sales Price: \$183,000.00

I am hereby granting to my said Attorney-in-Fact the right to execute any and all necessary documents for the selling of the above reference real estate and giving the Attorney-in-Fact the right to execute any and all documents necessary in regard to the selling of said real estate.

This instrument is to be construed and interpreted as a Specific 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 December 22nd 2017, the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, Michael Jeanes, individually; and such rights, powers and authority shall remain in full force and effect until the sale of said real estate as referenced above by the Attorney-in-Fact signing all of the documents in regard to said sale, and for a period of ninety (90) days after said signing. 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. The undersigned grantor of this Specific Power of Attorney herein specifically grants to Dawn Kirkland, the power and right to act on the grantor's behalf to sell and sign any and all documents necessary to transact the sale of the above reference real estate.

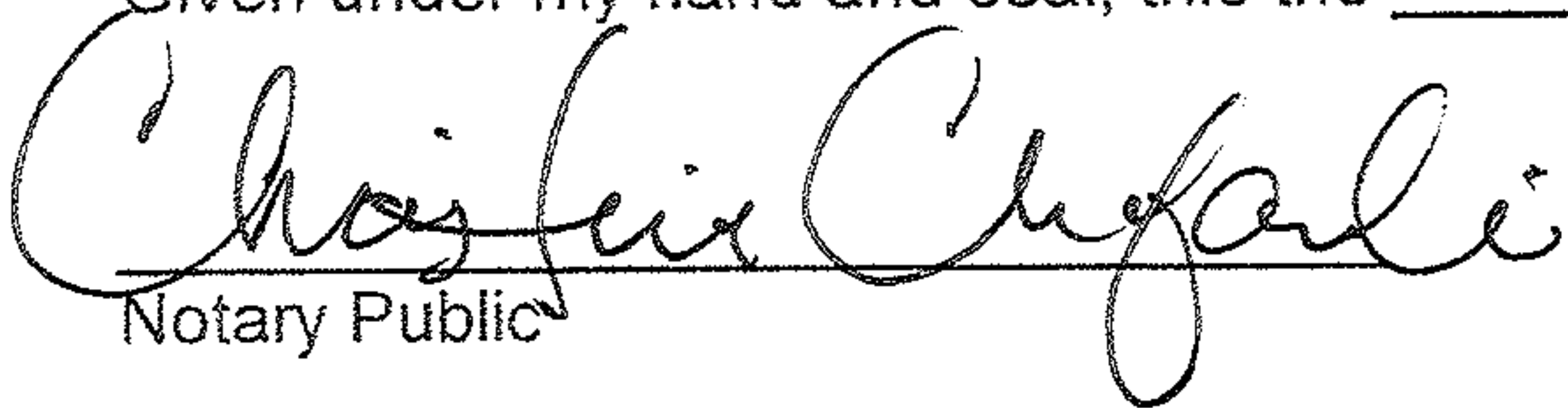
IN WITNESS WHEREOF, as Principal, Michael Jeanes, is signing this Specific Power of Attorney at UPS Store this the 20th day of December, 2017, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.


Michael Jeanes

State of ~~Alabama~~ Georgia
County of ~~Shelby~~ Fayette

I, the undersigned, a notary for said County and in said State, hereby certify that Michael Jeanes, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 20 of December, 2017.


Notary Public

Commission Expires: Feb 28, 2021

This Instrument Was Prepared By:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

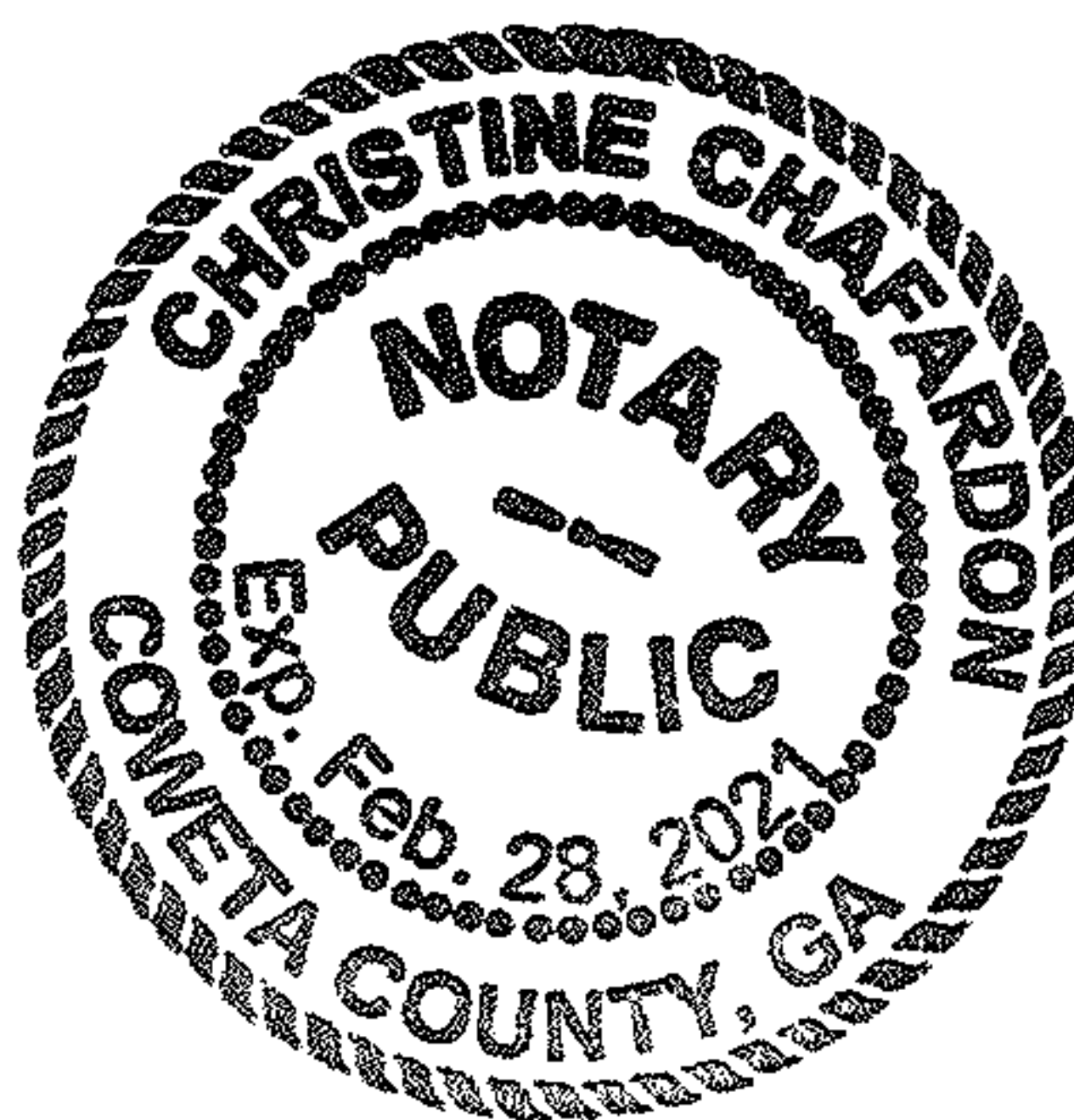


EXHIBIT "A"

Lot 12, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, Page 52, in the Probate Office of Shelby County, Alabama.

State of Alabama
County of Shelby

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NON-REVOCATION AFFIDAVIT

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

1. My name is Dawn Kirkland. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. On December 20, 2017, Ashley Jeanes appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at _____ in the Probate Office of Shelby County, Alabama.
3. On December 22, 2017, I exercised the above-reference Power of Attorney by executing documents (deed, mortgage, note, settlement statement, affidavits, etc.) relating to the sale of a residence located in Shelby County, Alabama, and being more particularly described as follows:

Lot 12, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, Page 52, in the Probate Office of Shelby County, Alabama.

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 Ashley Jeanes.

Executed by the undersigned this 21st day of December, 2017.



Dawn Kirkland

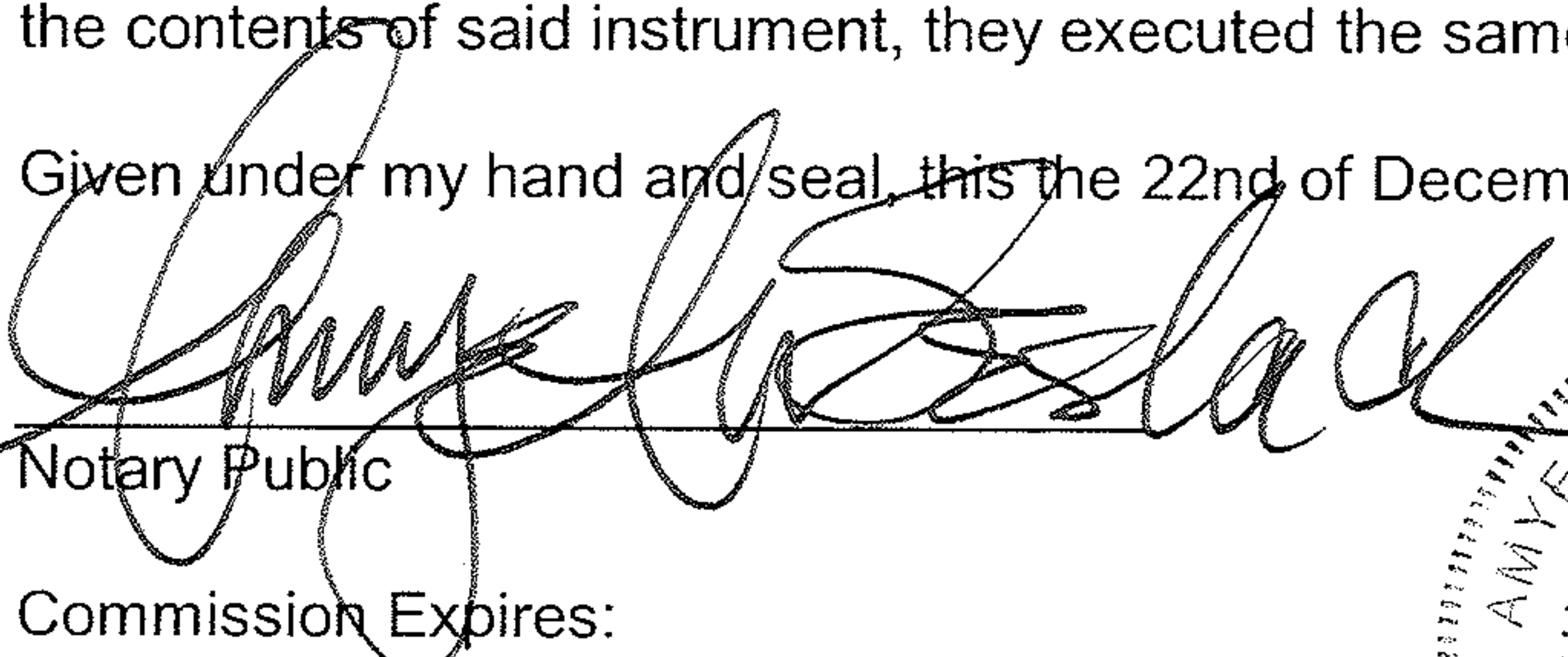
State of Alabama

County of ~~Shelby~~

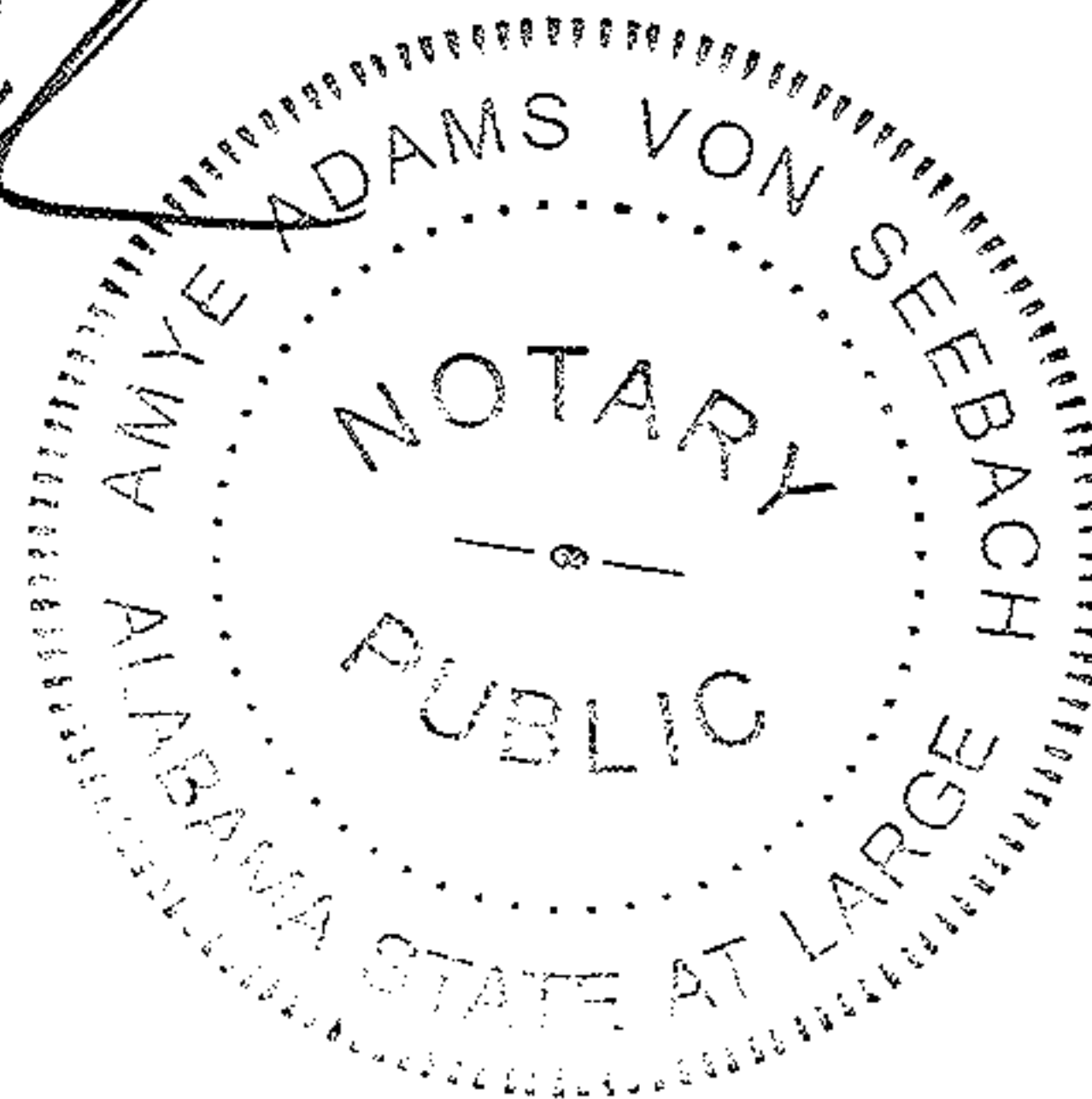


I, the undersigned, a notary for said County and in said State, hereby certify that Michael Jeanes by his Attorney-In-Fact Dawn Kirkland and Ashley Jeanes, by her Attorney-In-Fact Dawn Kirkland whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 22nd of December, 2017.


Notary Public

Commission Expires:



MY COMMISSION EXPIRES JUNE 17, 2021

Non-Revocation Affidavit



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/28/2017 01:40:25 PM
\$24.00 CHARITY
20171228000461740



J17-4043