

STATE OF ALABAMA

COUNTY OF SHELBY

20180103000001820
01/03/2018 11:03:06 AM
POA 1/2

DURABLE SPECIAL POWER OF ATTORNEY

I, JANIS L. DROSKI, do hereby appoint SAMANTHA DROSKI FANNING, 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, Note, Mortgage, 1003, W-9, 4506T and any other forms required by the Title Company, Lender and/or the Closing Attorney in connection with the mortgage and purchase of the property located at 306 MORNING SUN DRIVE, UNIT 306, BIRMINGHAM, ALABAMA, 35242 and more particularly described as follows, to-wit:

Unit 306, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the by-laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D" together with an undivided interest in the Common elements assigned to said unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a condominium.

LOAN AMOUNT: \$80,400.00
TERM: 30 YEAR LOAN
RATE: 4.125
LENDER: HOMESERVICES LENDING, LLC

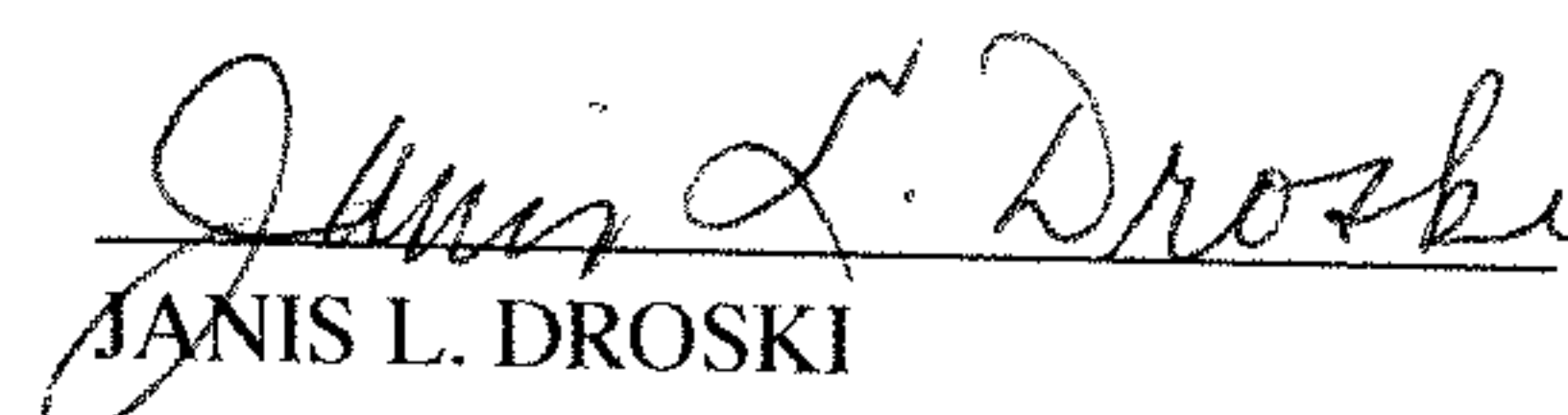
On such terms and conditions as she may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with purchasing said property, and to do such other acts as I might do in purchasing said property.

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 19 day of December, 2017, and shall terminate one hundred eighty (180) days thereafter.

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

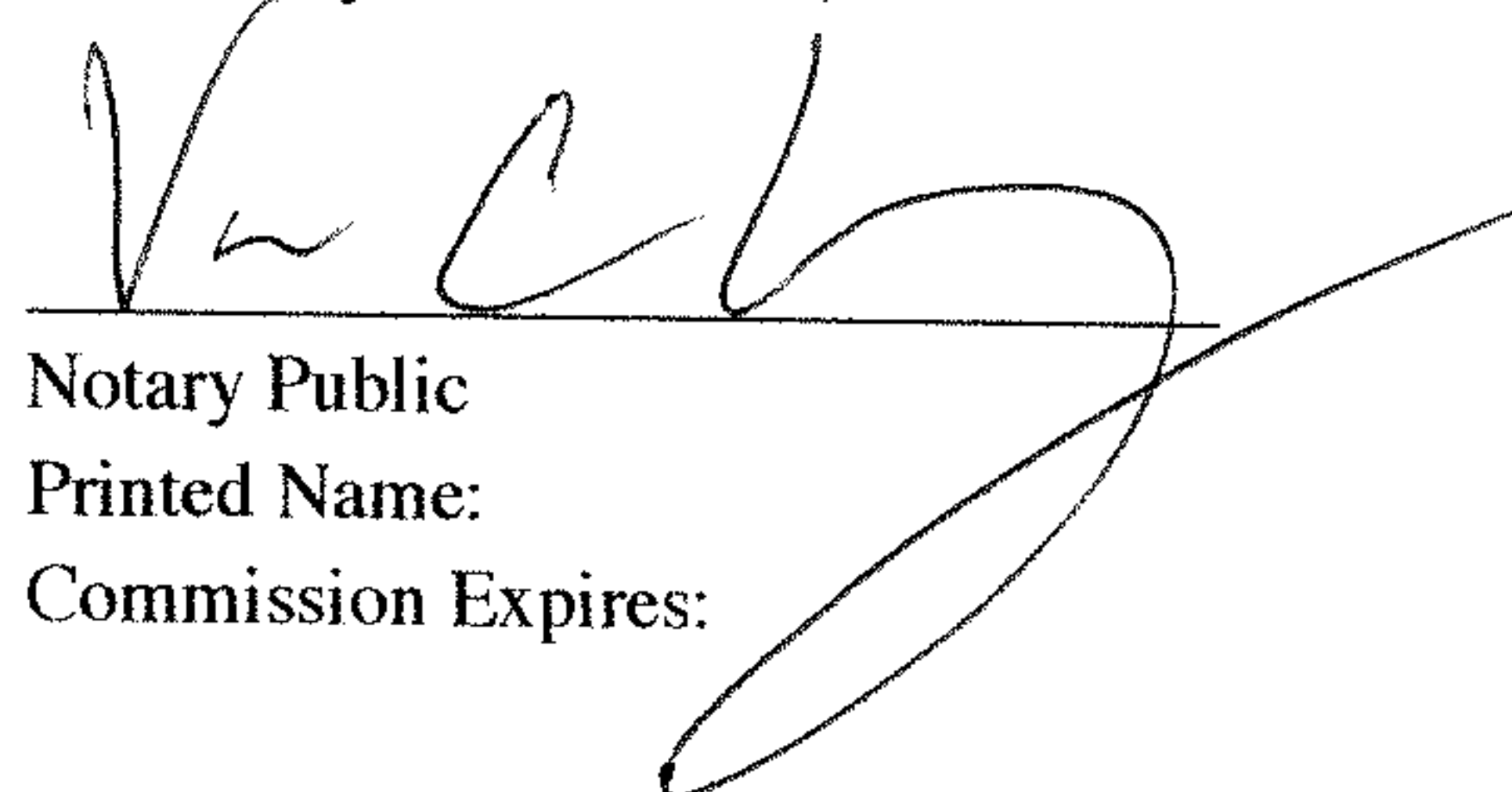
Executed this the 19 day of December, 2017.


JANIS L. DROSKI

STATE OF Florida
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANIS L. DROSKI, 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 19 day of December, 2017



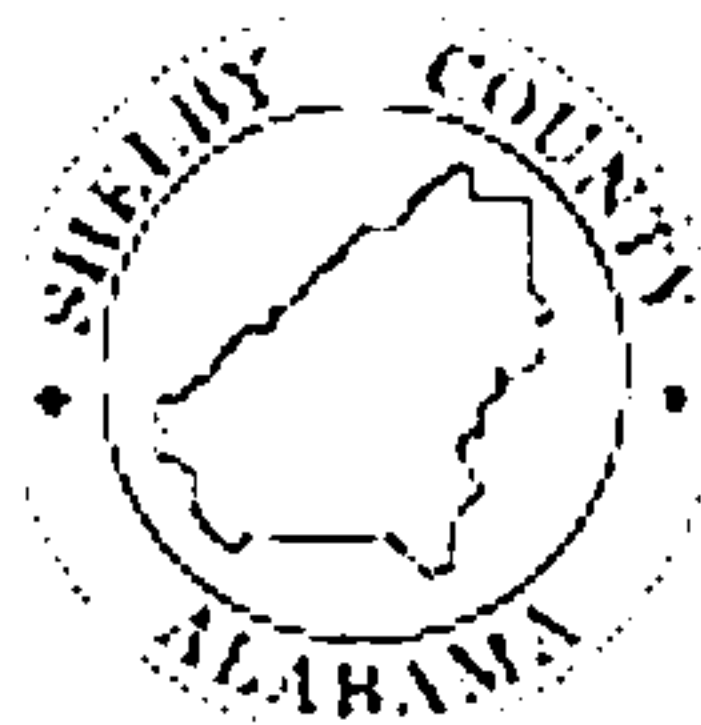
Notary Public
Printed Name:
Commission Expires:

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
CHARLES D. STEWART, JR.
ATTORNEY AT LAW
4898 VALLEYDALE DRIVE, SUITE A-2
BIRMINGHAM, AL 35242
FILE: 2017751



Van C. Gray
Notary Public
State of Florida
My Commission Expires 01/25/2020
Commission No. FF 953644



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 11:03:06 AM
\$18.00 CHERRY
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