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PEL1800235

POWER OF ATTORNEY FOR SALE AND PURCHASE OF REAL ESTATE

This Power of Attorney is made on April 10, 2018
BETWEEN the Principal, NELSON R. BAILEY
whose address is
410 VALLEY VIEW LANE
INDIAN SPRINGS VILLAGE, AL 35124
individually referred to as "I" or "my,"
AND the Agent, JANE LEE BAILEY
whose address is
410 VALLEY VIEW LANE
INDIAN SPRINGS VILLAGE, AL 35124
referred to as "You."

1. Grant of Authority: I appoint You to act as my Agent (called an attorney in fact) to do each and every act which I could personally do for the following uses purposes:
 - a. to execute contracts, deeds, affidavits, survey affidavits, RESPA, IRS 1099 and all forms and documents required in connection with the sale by me of my real property located and described as follows: 268 Creekside Lane, Pelham, AL 35124.
 - b. To attend the closing of title and deliver the deed, affidavit of title, survey affidavit, and other closing forms and documents;
 - c. To represent me in all respects at the closing including but not limited to the negotiation, payment and settlement of all adjustments, liens, claims and encumbrances;
 - d. To receive all proceeds from the sale of the property, including any refund of escrow funds or other mortgage payments;
 - e. To forward to me all of the funds received from the sale of the property, after the payment of attorney fees to my attorney;
 - f. To do all acts that I might or could have done in the sale of the property.
2. Takes Effect Regardless of Disability. This Power of Attorney is effective now and remains in effect even if I become disabled or incapacitated.

3. Signature. By signing below, I acknowledge that I have received a copy of this Power of Attorney and I understand its terms.

Nelson R. Bailey
PRINCIPAL

4/10/18
DATE

STATE OF ALABAMA, COUNTY OF SHELBY: I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Nelson R. Bailey, whose name is signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me on this day, that being informed of the contents of said Power of Attorney, he executed the same voluntarily on the day the same bears date.

Suellen Smitherman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/23/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/16/2018 02:56:16 PM
\$15.00 CHERRY
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James W. Fuhrmeister