



**SPECIFIC POWER OF ATTORNEY
TO
PURCHASE REAL ESTATE**

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POA 1/2**

BE IT KNOWN, that on this 20th day of April, 2018, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

**James Wallace Grace, a married man
("Principal")**

a person of the full age of majority who declared that he is a party to that certain Sales Contract originally dated April 7, 2018 in which he has agreed to purchase from Karen Ann Rose Hornsby, real property located at 1241 Braemer Court, Hoover, Alabama 35242, Jefferson County, Alabama, said property being more particularly described as follows:

Lot 59, according to the Survey of The Haven at Greystone 2nd Sector, as recorded in Map Book 32, Page 96 A & B, in the Probate Office of Shelby County, Alabama.

And Principal further declared that he does name, constitute and appoint and does by these presents make, constitute and appoint, **Casey Dewitt Ryan**, a person of the full age of majority, 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 him, all in his name and behalf, to represent his interests as he sees fit and to purchase for the total purchase price of \$406,750.00 the herein referenced real property in accordance with the terms of the Sales Contract referenced herein and on any other terms and conditions as he sees fit, in his absolute discretion upon such terms and conditions as the said Attorney shall deem prudent (being within my Attorney's sole discretion).

The powers granted herein include the powers to pass, sign and execute all affidavits, settlement statements, promissory notes, mortgages 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,

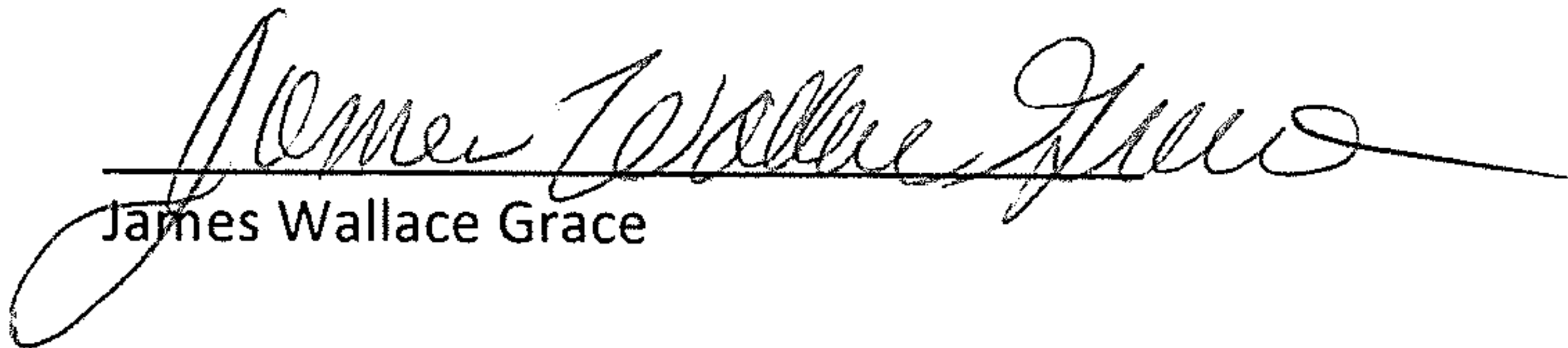
and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Principal could or might do if personally present; also with full power of substitution and revocation; 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 Principal.

In consideration of acceptance of this power of attorney, I agree 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.

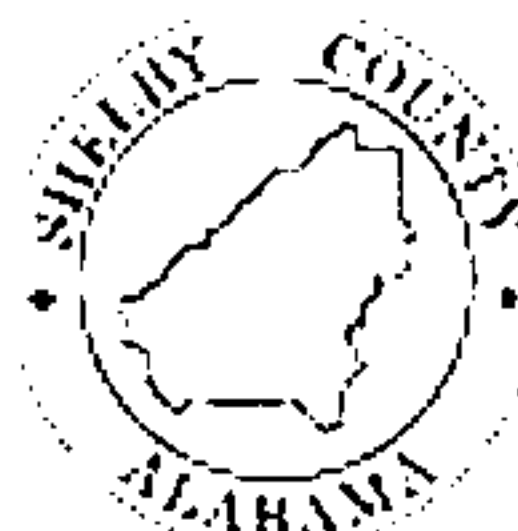
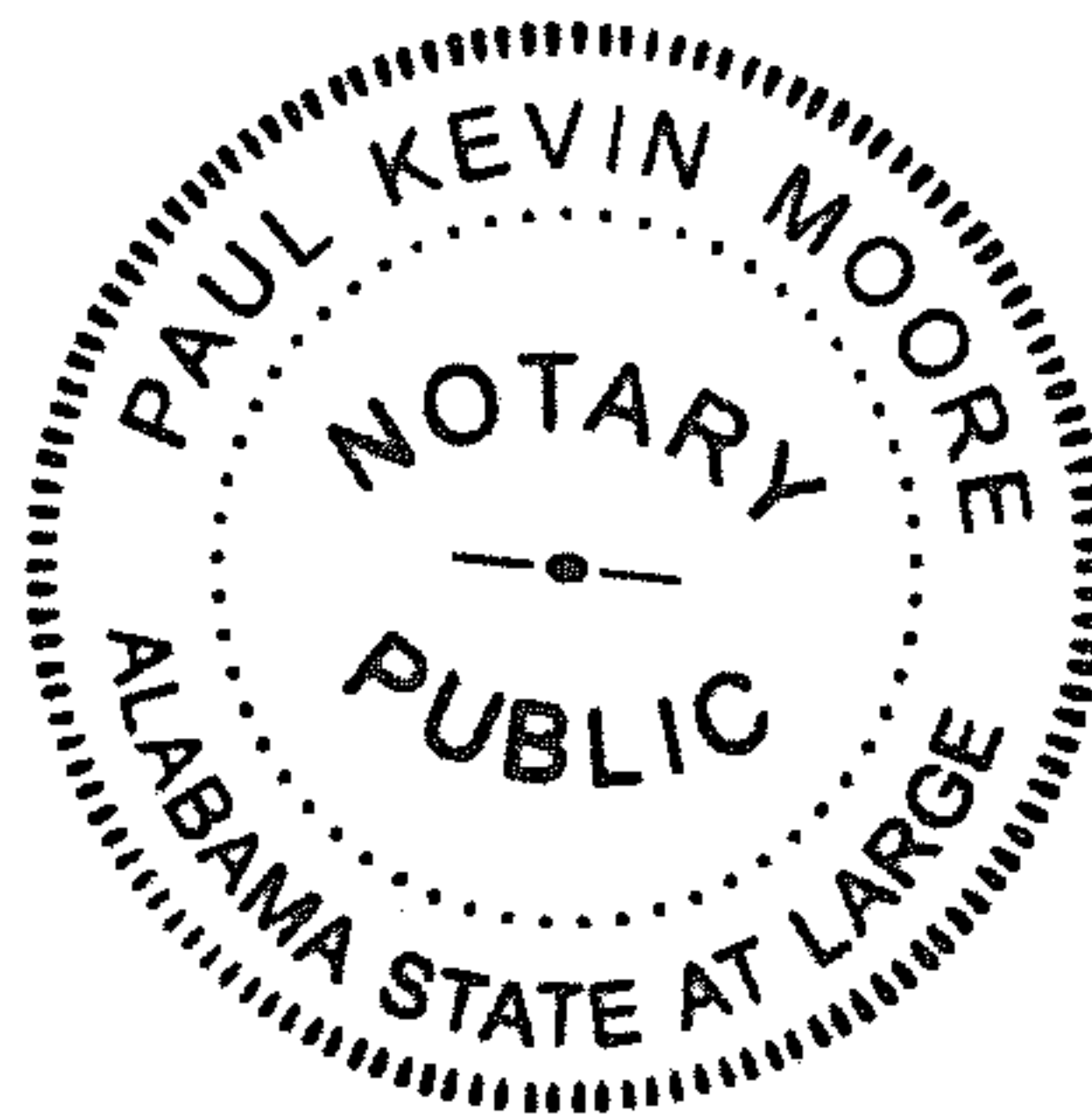

James Wallace Grace

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that James Wallace Grace, 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 April, 2018.


Notary Public
My Commission Expires: 3-21-22

THIS INSTRUMENT PREPARED BY:
Shannon E. Price, Esq
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
05/07/2018 01:26:12 PM
\$18.00 CHERRY
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