

STATE OF ALABAMA
COUNTY OF Shelby

20180914000330420
09/14/2018 07:56:43 AM
POA 1/2

SPECIFIC POWER OF ATTORNEY
TO
PURCHASE AND MORTGAGE REAL ESTATE

BE IT KNOWN, that on this 5TH day of September, 2018, before me, Notary Public, duly commissioned and qualified, in and for the aforesaid county and state, personally came and appeared:

Betty W. Zettler, a MARRIED woman
("Principal")

a person of the full age of majority who declared that she is a party to that certain Sales Contract originally dated July 8, 2018 in which she has agreed to purchase from Feranando Elkin Cangrejo and Carmen Yaneth Riveros Mayorca, real property located at 608 Forest Lakes Drive, Sterrett, Alabama 35147, Shelby County, Alabama, said property being more particularly described as follows:

LOT 3, ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

And Principal further declared that she does name, constitute and appoint and does by these presents make, constitute and appoint, **Andrew T. Hill**, 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 her, all in her name and behalf, to represent her interests as he sees fit and to purchase for the total purchase price of \$180,000.00 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, and to borrow money from Academy Mortgage Corporation, its successors and/or assigns as their respective interests may appear ("Lender") in the amount of \$176,739.00, upon such terms and conditions as the said Attorney shall deem prudent (being within my Attorney's sole discretion) and to grant mortgages in favor of said Lender to secure said debts on the herein described real property.

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,



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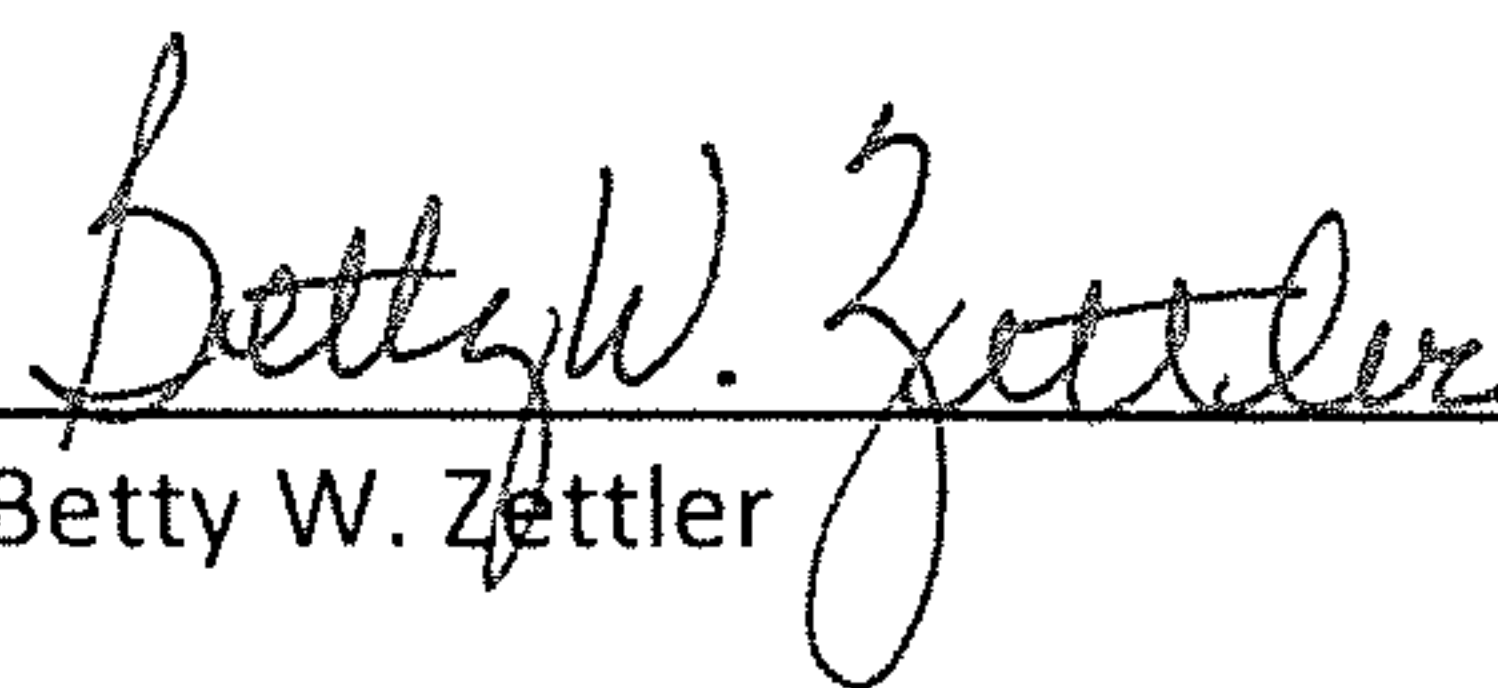
and to all intents and purposes stated herein with the same validity as if all and every such act, matter or thing were or had been herein particularly stated, expressed and especially provided for, or as Principal could or might do if personally present; also with full power of substitution and revocation; hereby agreeing to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue thereof.

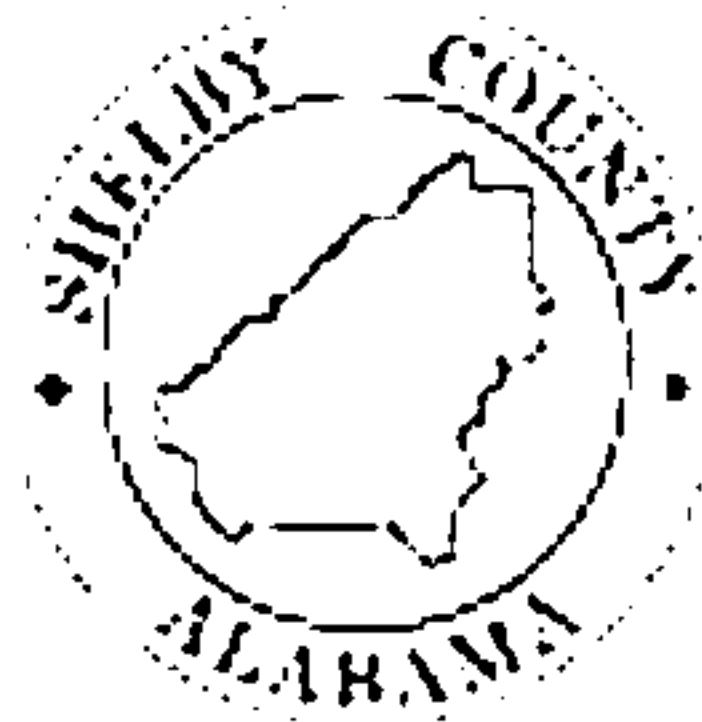
This power attorney is intended to be a durable power of attorney, and shall not be affected by the subsequent disability, incompetency or incapacity of the Principal.

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.

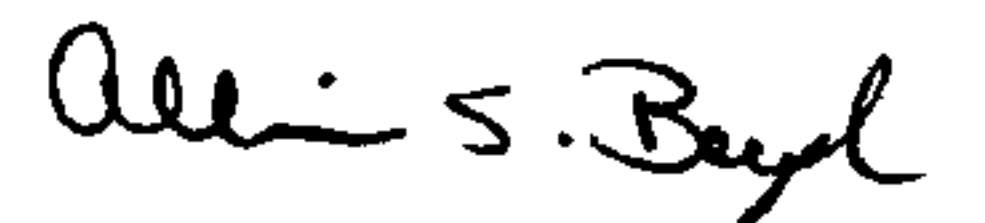
THUS DONE AND PASSED on the day, month and year herein first written above.


Betty W. Zettler

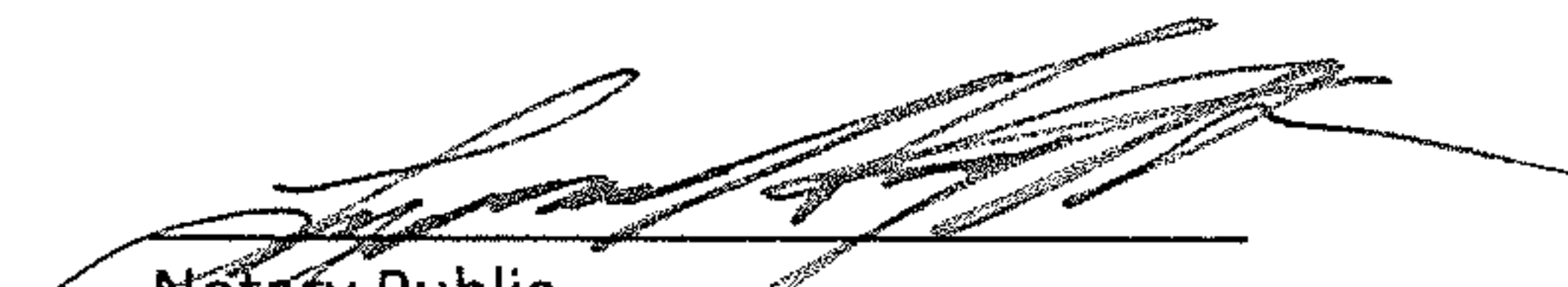


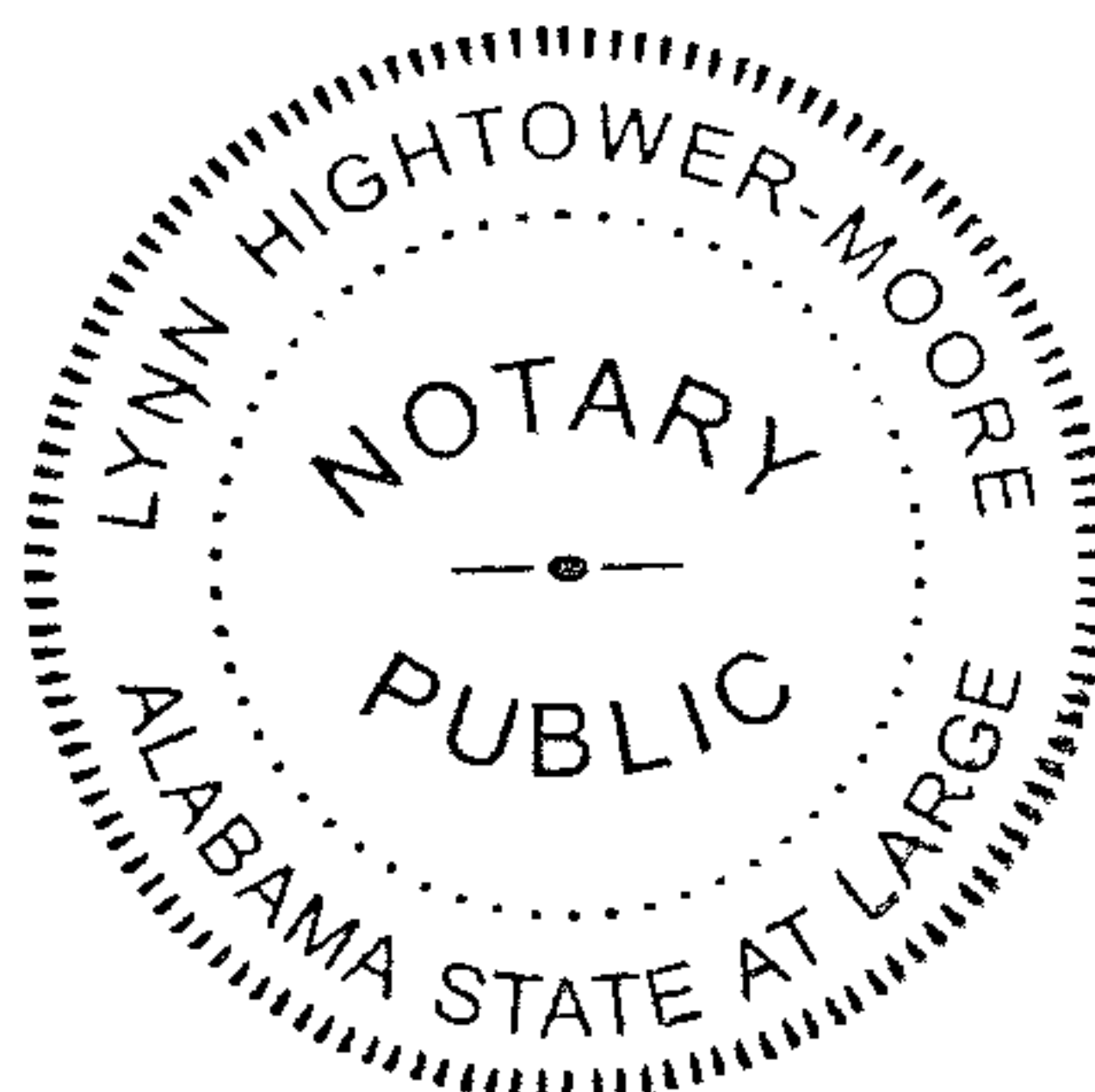
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2018 07:56:43 AM
\$18.00 DEBBIE
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STATE OF ALABAMA
COUNTY OF Shelby



I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Betty W. Zettler, 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 5th day of September, 2018.


Notary Public
My Commission Expires: 1-4-22



THIS INSTRUMENT PREPARED BY:
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