

20181019000372360
10/19/2018 12:47:53 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 Eleanor L. Brown, the undersigned, does hereby make, constitute and appoint Mary Ellen L. Garrett, 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:

Lot No. 18 and West half of Lot No. 17, in Block 6, all according to Arden Subdivision to the Town of Montevallo, Alabama; Also,

A Parcel of land in the SW1/4 of the SE1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows: BEGINNING at the Southwest corner of Lot Number 18 in Block 6 of Arden Subdivision as recorded in Map Book 3 at Page 64 in the Office of the Judge of Probate, Shelby County, Alabama; thence at a bearing North 84 degrees 58 minutes East and along the South side of said Lot Number 18 and the W 1/2 of Lot Number 17, a distance of 201.1 feet to an iron pin (which point is the Southwest corner of the E1/2 of Lot Number 17); thence at a bearing South 65 degrees 10 minutes East a distance of 103.6 feet to an iron pin on the Northwest bank of Shoal Creek; thence in a Southwesterly direction along the West bank of said Creek a distance of 273 feet, more or less, to an iron pin on the West bank of said Creek; thence at a bearing of North 50 degrees 31 minutes West a distance of 359.9 feet to an iron pin; thence at a bearing of North 5 degrees 2 minutes West a distance of 65.0 feet to the point of beginning.

Property Address: 210 Crestview, Montevallo, AL 35115

Sales Price: \$290,000.00

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 date of execution, the authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, Eleanor L. Brown, 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 Mary Ellen L. Garrett, 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, Eleanor L. Brown, is signing this Specific Power of Attorney at State of Alabama this the 15 day of October, 2018, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

Eleanor L. Brown
Eleanor L. Brown

State of Alabama

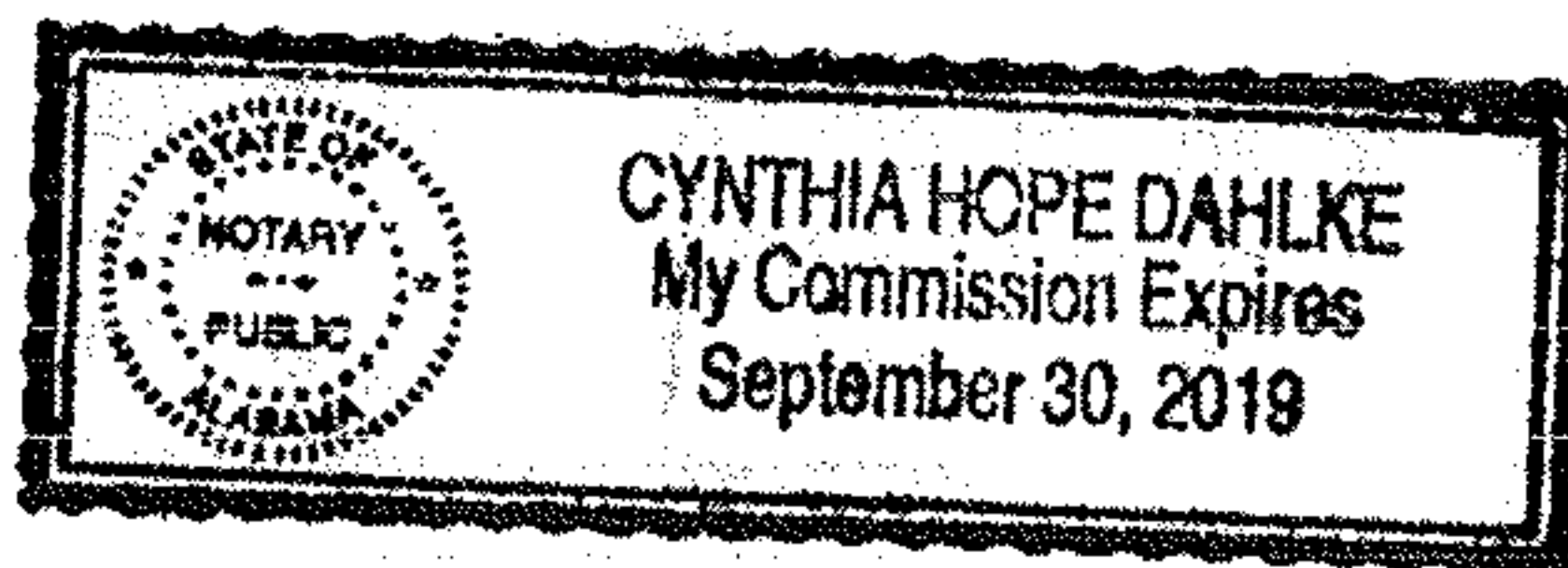
County of Jefferson

I, , a notary for said County and in said State, hereby certify that Eleanor L. Brown, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 15 of October, 2018.

Cynthia Hope Dahlke
Notary Public

Commission Expires: 9/30/2019



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

NOTICE!

A SEPARATE AFFIDAVIT MUST BE COMPLETED FOR EACH SIGNER

TO: Jefferson Title Corporation

NOTARY'S AFFIDAVIT
(For Out of Office Notary Acknowledgment)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I hereby certify, under the penalty of perjury, that I am authorized to act as a Notary Public, in and for the above County and State, and that in performing my duties as a Notary Public I have complied with all applicable State and Local Laws and that I have been presented with original government issued identification which has not expired and which bears a photo or physical description and has a signature which matches the signature on the documents being executed herein. A copy of the identification is attached.

I notarized the signature: Eleanor L. Brown

(enter ONE name only)

Date of Notarial: 10/15/2018

Capacity of signer: ☒ Individual

☐ Corporate Officer (Title: _____)

☐ Partner (☐ Limited / ☐ General)

☐ Attorney in Fact

☐ Guardian/Conservator

☐ Other:

Identification used: Alabama Driver License No. [REDACTED]

Title and Date of: Alabama Driver License

Cynthia Hope Dahlke
Notary Public's Signature

Cynthia Hope Dahlke
Print Name

1409 Thompson Circle, Gardendale, AL 35071
Print Address

[REDACTED]
Phone No.

NOTE: This document is for internal purposes only, not to be recorded.

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 Mary Ellen L. Garrett, who having been by me first duly sworn, depose and states as follows:

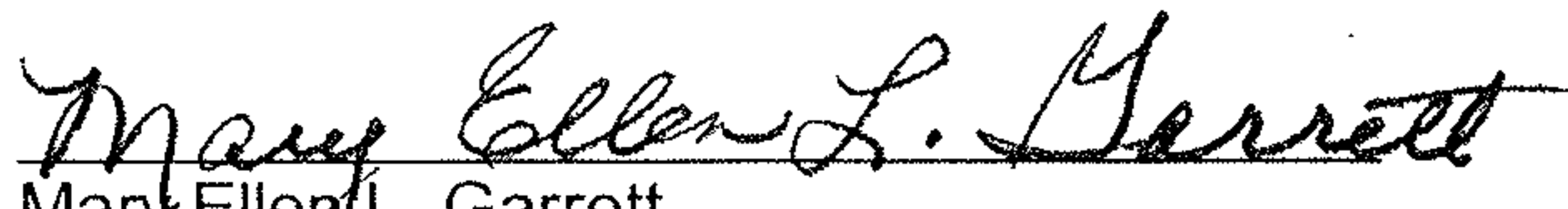
1. My name is Mary Ellen L. Garrett. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. On October 15, 2018, Eleanor L. Brown appointed me his/her/their attorney-in-fact under a Specific Power of Attorney, recorded at simultaneously herewith in the Probate Office of Shelby County, Alabama.
3. On October 17, 2018, 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 No. 18 and West half of Lot No. 17, in Block 6, all according to Arden Subdivision to the Town of Montevallo, Alabama; Also,

A Parcel of land in the SW1/4 of the SE1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows: BEGINNING at the Southwest corner of Lot Number 18 in Block 6 of Arden Subdivision as recorded in Map Book 3 at Page 64 in the Office of the Judge of Probate, Shelby County, Alabama; thence at a bearing North 84 degrees 58 minutes East and along the South side of said Lot Number 18 and the W 1/2 of Lot Number 17, a distance of 201.1 feet to an iron pin (which point is the Southwest corner of the E1/2 of Lot Number 17); thence at a bearing South 65 degrees 10 minutes East a distance of 103.6 feet to an iron pin on the Northwest bank of Shoal Creek; thence in a Southwesterly direction along the West bank of said Creek a distance of 273 feet, more or less, to an iron pin on the West bank of said Creek; thence at a bearing of North 50 degrees 31 minutes West a distance of 359.9 feet to an iron pin; thence at a bearing of North 5 degrees 2 minutes West a distance of 65.0 feet to the point of beginning.

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 Eleanor L. Brown.

Executed by the undersigned this 17th day of October, 2018.

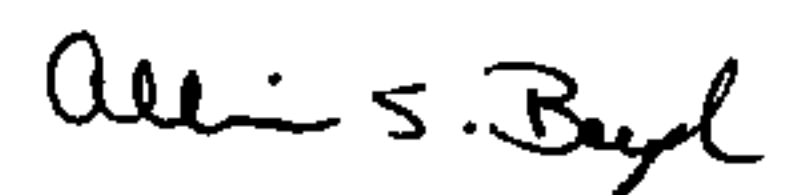

Mary Ellen L. Garrett

State of Alabama

County of Jefferson

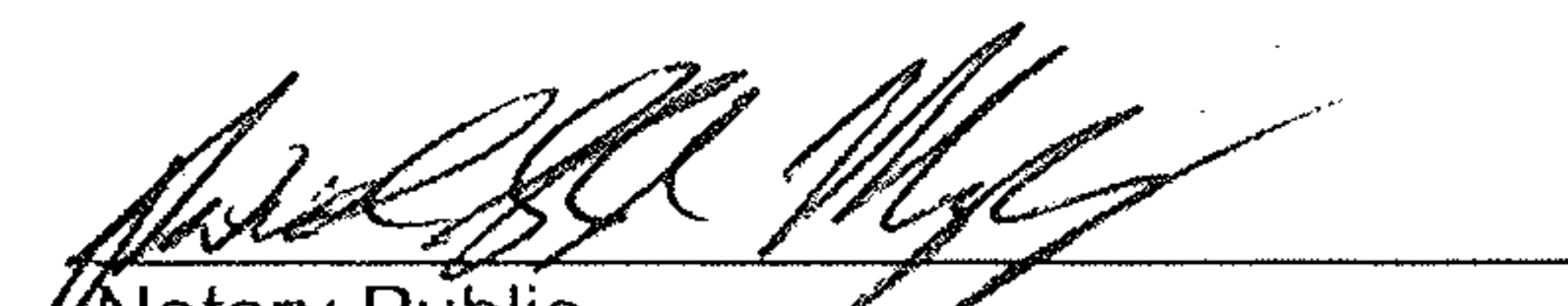


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2018 12:47:53 PM
\$24.00 CHERRY
20181019000372360



I, The undersigned, a notary for said County and in said State, hereby certify that Mary Ellen L. Garrett whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 17th of October, 2018.


Notary Public

Commission Expires: 6-19-22

Non-Revocation Affidavit



J18-5305