

This Instrument Prepared By:

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20190123000024460
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POA 1/1

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

LIMITED DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that **KELLY JANE NEUMAYER** of Jefferson County, Alabama, has made, constituted, and appointed and by these present does make, constitute, and appoint, **DONALD KEITH BONNER**, of Shelby County, Alabama, my true and lawful attorney for me in my name, place, and stead, and for my benefit, to do and execute, all or any of the following acts for Kelly Jane Neumayer to purchase the property below, that is to say:

1. **GRANT OF POWER:** Power to communicate, sign and convey documents including but not limited to note, mortgage, settlement statement, HUD-1, contracts, agreements and affidavits and to make any and all decision related to the property described below:

See Attached Exhibit "A" for Legal Description

Commonly known as 2268 Old Tyler Road, Birmingham, AL 35226

2. **INTERPRETATION AND GOVERNING LAW:** This instrument is to be construed and interpreted as a limited durable power of attorney effective immediately upon my signing and shall not be affected by my disability, incompetency or incapacity. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is delivered in the State of Alabama, and the laws of the State of Alabama shall govern all questions as to the validity of this power and the construction of its provisions.

3. **THIRD PARTY RELIANCE:** Third parties may rely upon the representation of my Agent as to all matters relating to any power granted to my Agent, and no person who may act in reliance upon the representations of my Agent or the authority granted to my Agent shall incur any liability to me or my estate as a result of permitting my Agent to exercise any power.

4. **EFFECTIVENESS OF POWER OF ATTORNEY:** This instrument is to be construed and interpreted as a limited durable power of attorney effective immediately upon and on the date of signing by me as principal. Furthermore, this limited durable power of attorney shall not be affected by disability, incompetency or incapacity of me as principal.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 10 day of January, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2019 02:16:47 PM
\$15.00 CHARITY
20190123000024460

Ann S. Byrd

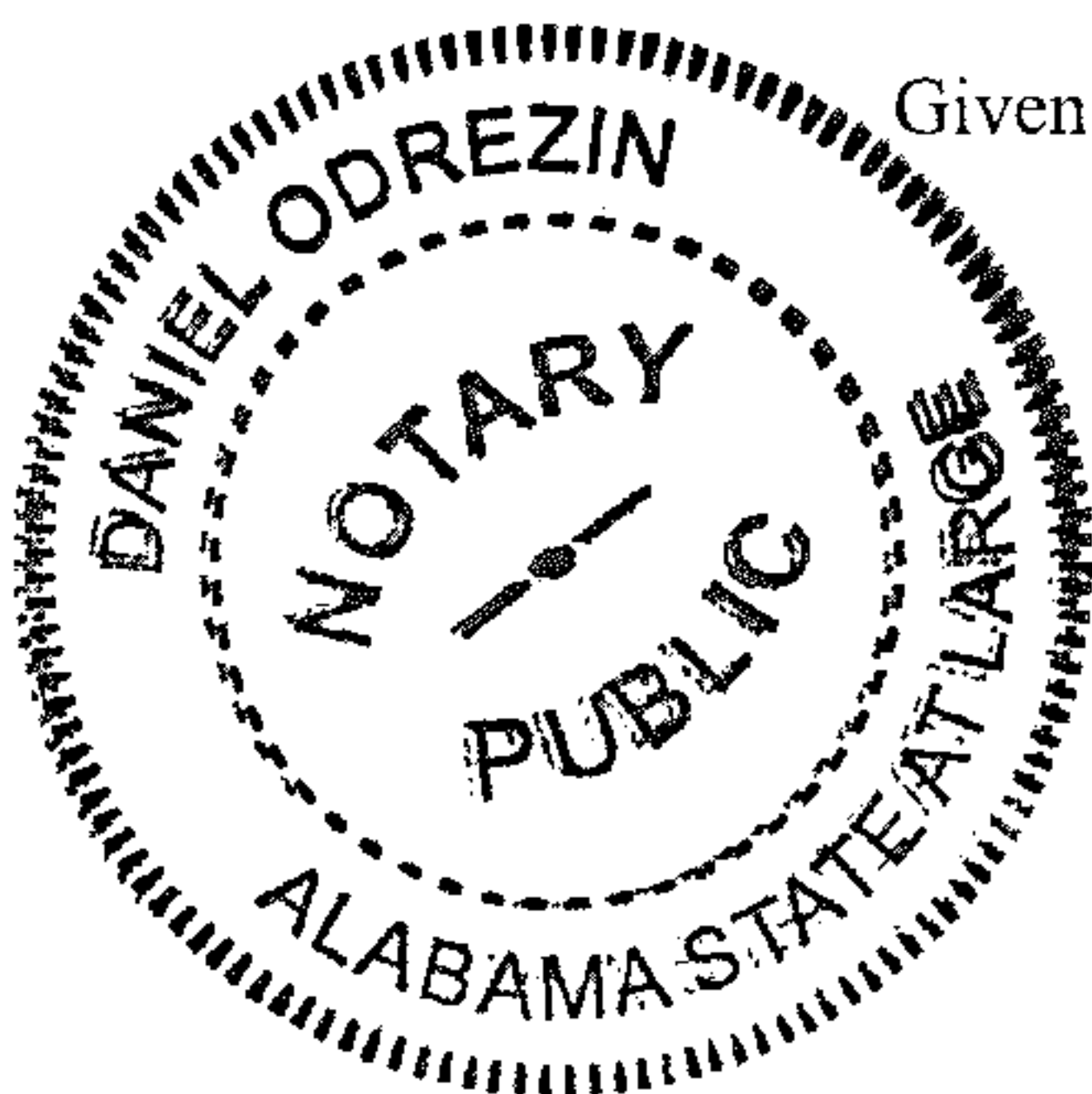
Kelly Jane Neumayer

KELLY JANE NEUMAYER

STATE OF Alabama §
 §
Jefferson COUNTY §

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that Kelly Jane Neumayer, 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 the foregoing instrument, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 10 day of January, 2019.



Daniel Odrezin

Notary Public

My Commission Expires: April 2023

ACCEPTED BY:

Donald Keith Bonner

DONALD KEITH BONNER