


RECORDING REQUESTED BY:
Grant Dunnam As Trustee

WHEN RECORDED MAIL AND UNLESS OTHERWISE
SHOWN BELOW, MAIL TAX STATEMENTS TO:
The 2245 Highway 56 Trust
P.O. Box 380424
Birmingham, AL 35238


20190503000149970 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/03/2019 04:03:45 PM FILED/CERT

LIMITED POWER OF ATTORNEY FOR REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That, We Katelin Michelle Minor and Grant Koby Dunnam, of the County of Shelby, State of Alabama, reposing special trust and confidence in Grant Dunnam as Trustee (hereinafter "Agent"), of the County of Shelby, State of Alabama, have made, constituted and appointed, and by these presents do make, constitute and appoint said Agent to be my true and lawful attorney-in-fact, to act for me and in my stead, and to sell, convey or otherwise deal with the following property:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Katelin Michelle Minor and Grant Koby Dunnam, by Warranty Deed from FHL Manufactured Homes, L.L.C. a Corporation, dated December 27, 2013, recorded January 3, 2014, of record Instrument Number 20140103000004490, Register's Office for Shelby County, Alabama.

Also known as street and number: **2245 Highway 56 Wilsonville, AL 35186.**

or any interest in said land for such price as to my agent may seem advisable.

My agent is hereby authorized to sign, seal and deliver as my act and deed any contract, deed, lease, option or other instrument in execution of any agreement for sale made by me or my agent, in such manner that all my estate, right, title and interest in said land may be effectually and absolutely conveyed and assigned to the purchaser thereof, his, her, or its heirs, successors and assigns forever, or to such other person or entity as purchaser may name or appoint; and I hereby declare that any and all of the contracts, deeds, receipts or matters, and things which shall be by my said agent given, made or done for the aforesaid purposes shall be as good, valid and effectual

as if they had been signed, sealed and delivered by me in my own proper person; and I hereby undertake at all times to ratify whatsoever my said agent shall lawfully do or cause to be done in or concerning the premises by virtue of these presents. My agent is hereby further authorized to receive the consideration or purchase price arising from the sale of such land or any interest therein, and to give good receipt therefore, which receipt shall exonerate the person paying such money to my agent from looking to the application, or being responsible for the loss or misapplication thereof. If said consideration should be paid by check or draft, my said agent is hereby authorized to endorse and cash said check or draft and collect the proceeds thereof, whether the same be made payable to me or to my agent, as my attorney-in-fact. My agent may contact any lender, lien holder or government authority regarding money or other obligations owed regarding the property and may further execute any and all documents necessary to correct any deficiency in previously executed documents regarding the ownership or sale of the property. My agent may also negotiate, settle and accept proceeds from any insurance claim on the property. My agent is also authorized to make all changes, cancellations or additions to my current Insurance policy.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 4th day of December 2015.

Katelin Michelle Minor
Katelin Michelle Minor

12/4/15

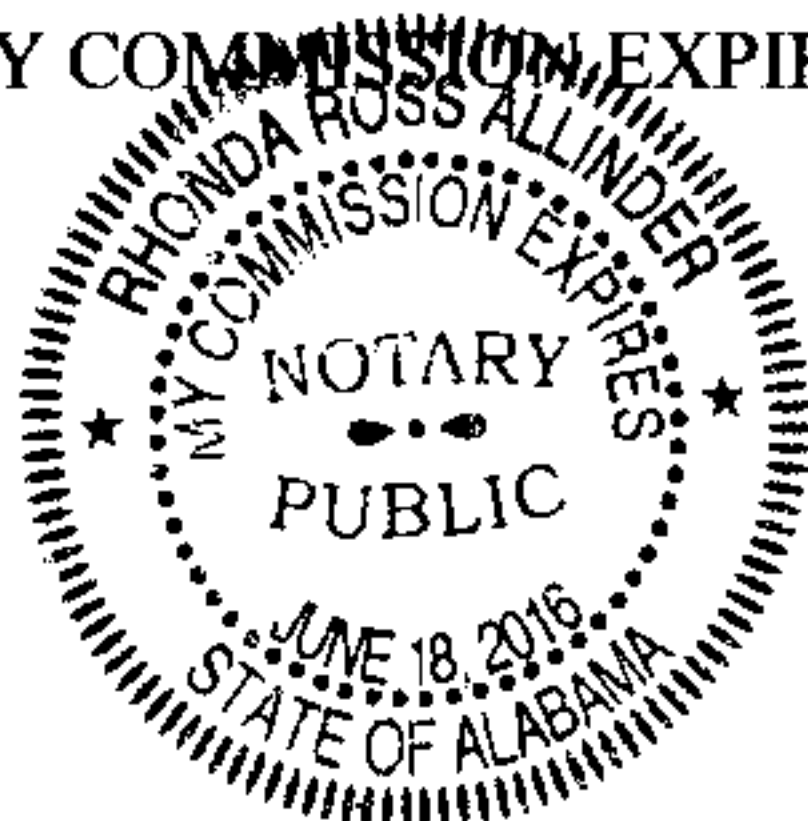
Grant Koby Dunnam
Grant Koby Dunnam

STATE OF ALABAMA
COUNTY OF SHELBY

On this 4th day of December 2105 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Katelin Michelle Minor and Grant Koby Dunnam, personally known to me or proved to me on basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the person(s) executed the instrument.

Rhonda Ross Allinder
NOTARY PUBLIC

MY COMMISSION EXPIRES:



20190503000149970 2/3 \$21.00
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2045 Highway 56, W. Brantley, AL 35184

EXHIBIT A

Commence at the NE corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 86 degrees 52 minutes 28 seconds West, a distance of 1339.85 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 131.48 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 790.35 feet to the point of beginning; thence continue along the last described course, a distance of 134.31 feet; thence North 89 degrees 05 minutes 22 seconds East, a distance of 291.24 feet to the approximate center of a ditch, all further calls will be down center of ditch until otherwise noted; thence South 15 degrees 22 minutes 12 seconds, a distance of 28.83 feet; thence South 24 degrees 46 minutes 08 seconds West, a distance of 18.73 feet; thence South 55 degrees 46 minutes 20 seconds East, a distance of 17.80 feet; thence South 78 degrees 34 minutes 08 seconds East, a distance of 76.69 feet; thence South 28 degrees 18 minutes 58 seconds East, a distance of 24.43 feet; thence South 46 degrees 12 minutes 41 seconds East, a distance of 29.60 feet; thence South 55 degrees 55 minutes 35 seconds East, a distance of 39.05 feet; thence South 85 degrees 42 minutes 02 seconds East, a distance of 109.72 feet; thence South 60 degrees 12 minutes 28 seconds East, a distance of 42.80 feet; thence South 18 degrees 25 minutes 17 seconds East, a distance of 19.16 feet to the right of way of Shelby County Highway 56; thence South 89 degrees 57 minutes 03 seconds West and leaving said center of ditch and along said right of way line, a distance of 233.11 feet to a curve to the right, having a radius of 576.00 feet, a central angle of 05 degrees 08 minutes 27 seconds, and subtended by a chord which bears North 87 degrees 38 minutes 48 seconds West, and a chord distance of 51.66 feet; thence along the arc of said curve and said right of way line, a distance of 51.68 feet; thence North 85 degrees 04 minutes 35 seconds West and along said right of way line, a distance of 33.25 feet to a curve to the right, having a radius of 976.00 feet, a central angle of 03 degrees 34 minutes 15 seconds and subtended by a chord which bears North 83 degrees 48 minutes 04 seconds West, and a chord distance of 60.82 feet; thence along the arc of said curve and along said right of way line, a distance of 60.83 feet; thence North 82 degrees 01 minutes 00 seconds West and along said right of way line, a distance of 56.72 feet to a curve to the left, having a radius of 2024.00 feet, a central angle of 04 degrees 29 minutes 57 seconds, and subtended by a chord which bears North 84 degrees 49 minutes 46 seconds West, and a chord distance of 158.90 feet; thence along the arc of said curve and said right of way line, a distance of 158.94 feet; thence North 87 degrees 04 minutes 45 seconds West and along said right of way line, a distance of 14.96 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated January 9, 2013.

Including that Fleetwood Sandlewood Manufactured Home bearing Serial Numbers
FLE250TN1336821A and FLE250TN1336821B.

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