

**DURABLE POWER OF ATTORNEY
FOR THE SALE OF PROPERTY**

I, **RICKY MICHAEL TURNER**, intend to create a Power of Attorney (herein referred to as "this Power"). This Power is effective immediately upon its execution and shall not be affected by my subsequent incapacity.

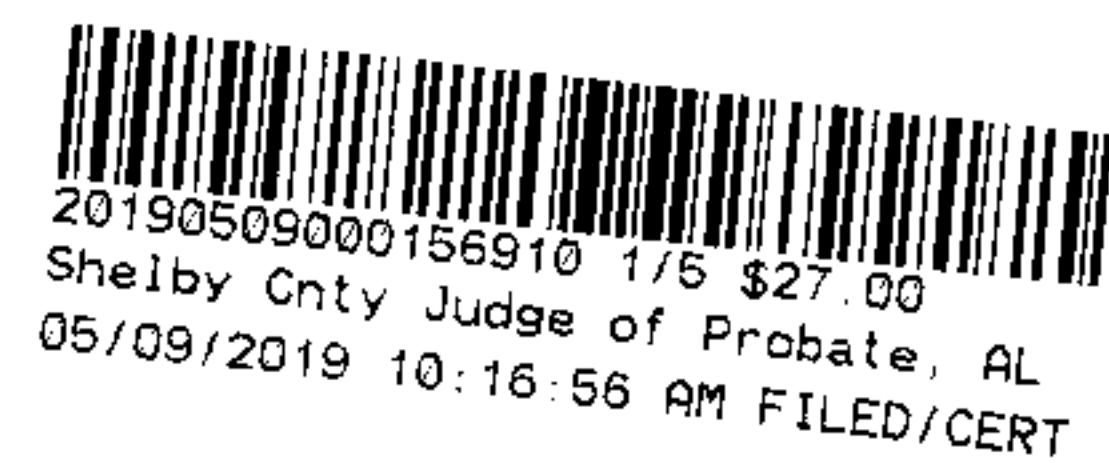
My Agent shall, on my behalf, have full power to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire, relating to the sale of the property located at 315 Wade Drive Wilton, Alabama 35115 (hereinafter the "Wade Drive Property"), as I might or could do if personally present, including without limitation, and, by way of example, the following specifically enumerated powers with the understanding that they will be used for my benefit and on my behalf and will be exercised only in a fiduciary capacity:

**ARTICLE I
APPOINTMENT OF AGENT**

A. **Designation of Agent.** I hereby designate and appoint **JASON LELAS BECK**, of Shelby County, Alabama, 730 Tara Drive Columbiana, AL 35051, Telephone Number () as my **Agent** (hereinafter referred to in this Power as "my Agent").

**ARTICLE II
POWERS OF AGENT**

A. **General Powers.** To exercise or perform any act, power, duty, right or obligation whatsoever that I now have for the Wade Drive Property, tangible or intangible, now owned or hereafter acquired by me, including all powers described in Code of Alabama §§ 26-1A-204 through 26-1A-217, which shall be incorporated herein by reference, and including, without limitation, the following specifically enumerated powers as described below. I grant to my Agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted:



1. **SALE** - *To acquire, lease, sell, and convey ownership of the Wade Drive Property to any person for such price and on such terms as my Agent may deem proper.*
2. **DEED** - *To execute and deliver a deed for the Wade Drive Property.*
3. **TITLE** - *To change the form of title in which the Wade Drive Property is held.*
4. **GRANTS** - *To grant security interests and other encumbrances on the Wade Drive Property.*
5. **LEINS** - *To satisfy all mortgages, judgments or liens affecting the Wade Drive Property.*
6. **CONTRACTS** - *To enter into any contracts of whatever nature or kind in my name affecting the Wade Drive Property.*
7. **REPAIRS** - *To employ any workman or technician to make repairs on the Wade Drive Property.*
8. **MAINTENANCE** - *To employ any workman to maintain the Wade Drive Property.*
9. **MANAGEMENT** - *To take any actions to control the manner in which the Wade Drive Property is managed and used.*
10. **TAXES** - *To pay any taxes and assessments against the Wade Drive Property.*
11. **INSURANCE** - *To cancel and/or obtain insurance of any kind on the Wade Drive Property.*
12. **COLLECTION** - *Receive and collect any proceeds generated by or monies due in connection with the Wade Drive Property, including by way of litigation.*
13. **HIRE AND FIRE** - *To hire and fire accountants, attorneys, appraisers, inspectors, workmen and others in connection with the Wade Drive Property.*
14. **EXECUTION** - *To execute in Principal's name on any document or agreement that may be required or in connection with the sale of the Wade Drive Property.*

ARTICLE III
AMPLIFYING PROVISIONS

A. **Incidental Powers.** In connection with the exercise of any of the powers described in the preceding paragraphs, I give my Agent full authority, to the extent that a principal can act through an agent, to take all actions that my Agent believes necessary, proper, or convenient, to the extent that I could take such actions myself, including the power to prepare, execute, and file all documents and maintain records; enter into contracts; hire, discharge, and pay reasonable compensation to attorneys or other assistants; execute, acknowledge, seal, and deliver any instrument.

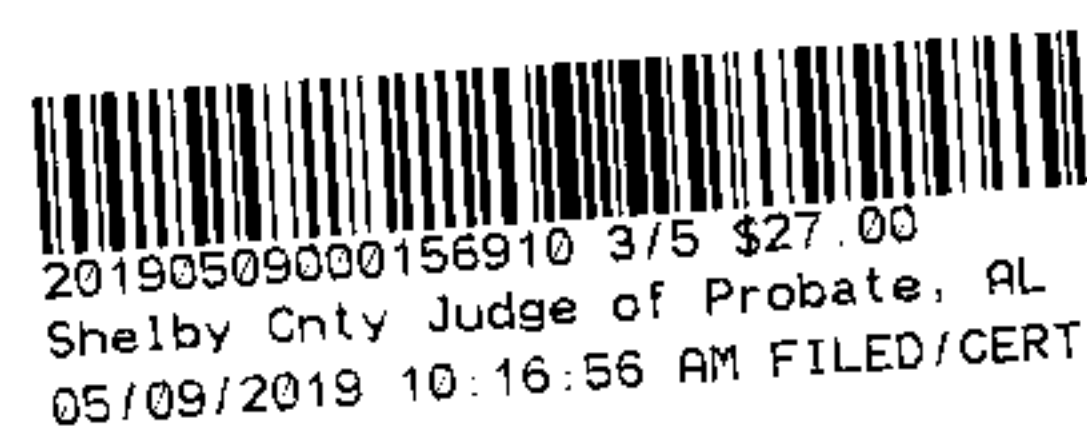
B. **Reimbursement for Costs and Expenses; Compensation.** My Agent shall be entitled to reimbursement from my property for expenditures properly made in the execution of the powers conferred by me in this Power. My Agent shall keep records of any such expenditures and reimbursement. My Agent shall not be entitled to compensation for my Agent's services under this Power.

C. **Reliance by Third Parties.** To induce third parties to rely upon the provisions of this Power, I, for myself and on behalf of my heirs, successors, and assigns, hereby waive any privilege that may attach to information requested by my Agent in the exercise of any of the powers described herein. Moreover, on behalf of my heirs, successors, and assigns, I hereby agree to hold harmless any third party who acts in reliance upon this Power for damages or liability incurred as a result of that reliance.

D. **Ratification.** I ratify and confirm all that my Agent does or causes to be done under the authority granted in this Power. All instruments of any sort entered into in any manner by my Agent shall bind me, my estate, my heirs, successors, and assigns.

E. **Exculpation.** My Agent shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

F. **Amendment.** I retain the right to revoke or amend this document and to substitute other attorneys in fact in place of the Agent herein-named. Amendments to this document shall be made in writing by me personally (not by my Agent) and they shall be attached to the original



of this document and recorded in the same county or counties as the original if the original is recorded.

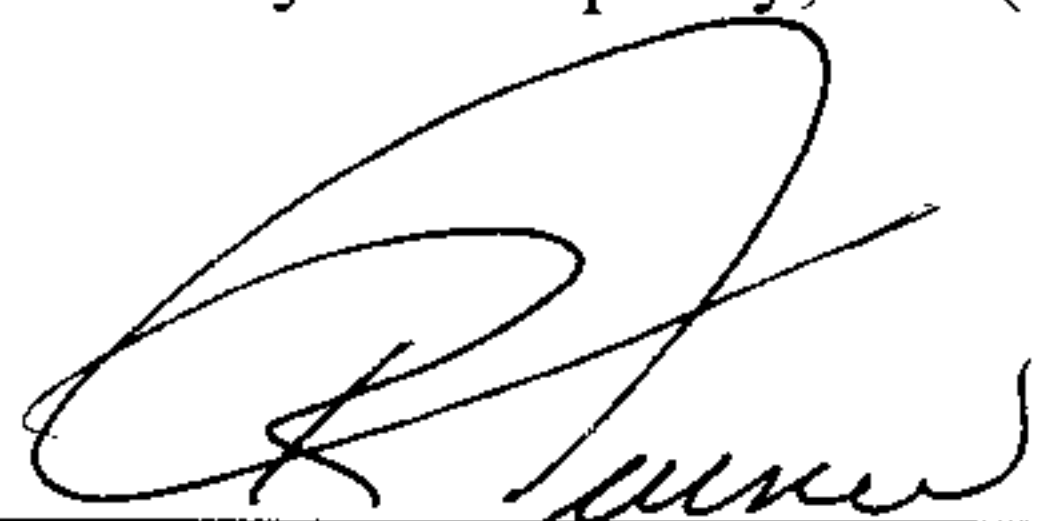
**ARTICLE IV
GENERAL PROVISIONS**

A. **Photocopies.** Persons dealing with my Agent may rely fully on a photocopy of this Power.

B. **Severability.** If any of the provisions of this Power are found to be invalid for any reason, such invalidity shall not affect any of the other provisions of this Power, and all invalid provisions shall be wholly disregarded.

C. **Governing Law.** All questions pertaining to validity, interpretation, and administration of this Power shall be determined in accordance with the laws of the State of Alabama.

D. **Understanding of Document.** I understand that this Power is an important legal document: (1) this document provides my Agent with broad powers to dispose of, sell, lease, convey, and encumber my real and personal property, tangible or intangible; (2) the powers granted in this Power will exist for an indefinite period of time unless I limit their duration by the terms of this Power or revoke this Power, and they will continue to exist notwithstanding my subsequent disability or incapacity; and (3) I have the right to revoke or terminate this Power at any time.



RICKY MICHAEL TURNER, Principal

Principal's Signature Date:

3/19/19

Principal's Name Printed:

Ricky Michael Turner

Principal's Address:

101 Saintfield Lane
Birmingham, AL 35242

Principal's Telephone No.:

[REDACTED]



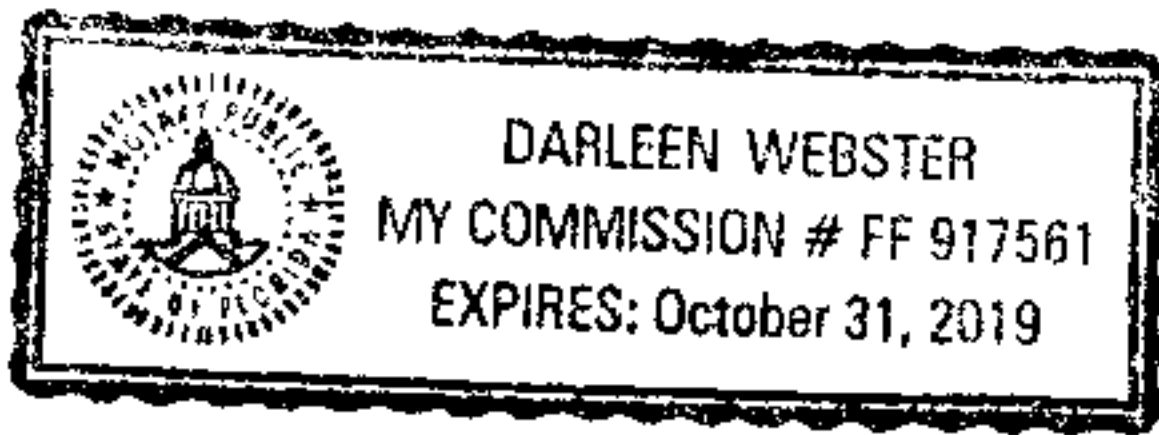
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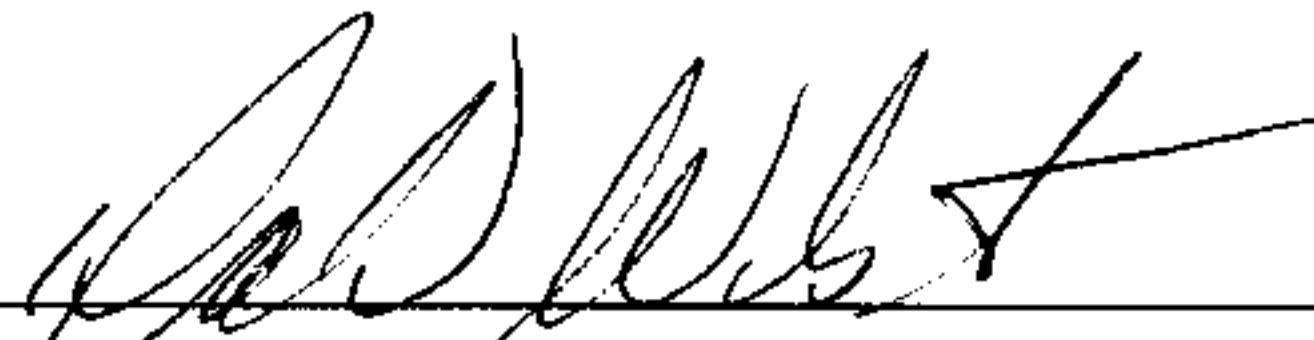
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, a Notary Public in and for said State and County, hereby certify that **RICKY MICHAEL TURNER**, whose name is signed to the foregoing Durable Power of Attorney, and who is known to me, acknowledged before me on this date that, being informed of the contents of the Durable Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 19 day of March, 20 19.

[NOTARIAL SEAL]





Notary Public
My Commission Expires: 10-31-19


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