

DURABLE POWER OF ATTORNEY
(Specific and Limited)

STATE OF ALABAMA
SHELBY COUNTY

20190926000351850
09/26/2019 11:27:53 AM
POA 1/2

This power of attorney shall not be effected by disability, incompetency, or incapacity of the principal in accordance with Alabama Code Section 26-1-2 (1975).

1. APPOINTMENT OF ATTORNEY IN FACT. I, **Brett M. Harkey**, as principal ("Principal"), a resident of the State and County aforesaid, have made, constituted and by these presents to make, constitute and appoint, **Gulnara Harkey** as my true and lawful agent and attorney-in-fact ("Agent") to do and perform any and all acts, to take any actions and execute any documents in connection with the purchase of the property for no more than **Two Hundred Twenty Thousand Five Hundred and 00/100 Dollars (\$220,500.00)** described as:

See "Exhibit A" attached hereto

also known as:

1913 Chandaway Court, Pelham, AL 35124

including signing a promissory note and mortgage encumbering said property not to exceed **Two Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$227,500.00)**, as I may do in my own stead. This Power of Attorney shall be valid and of full force and effect for thirty (30) days from the date of execution of this Power of Attorney.

2. EXECUTION AND DELIVERY. The execution and delivery by Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefor, and of the form and contents thereof, and that Agent deems the execution thereof in my behalf necessary and desirable.

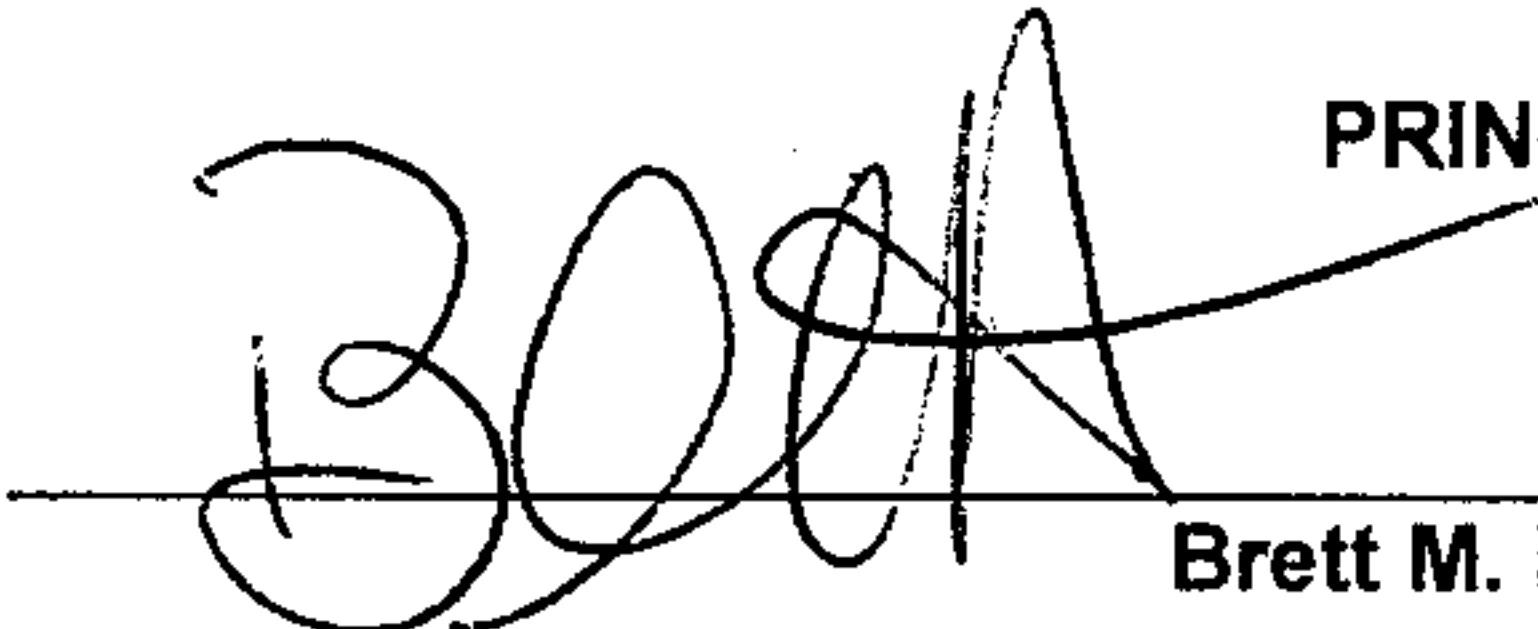
3. RELIANCE ON AUTHORITY. Any person, firm or corporation dealing with Agent under the authority of this instrument is authorized to deliver to Agent all consideration of every kind or character with respect to this transaction so entered into by the Agent and shall be under no duty or obligation to see to or examine into the disposition thereof. Third parties may rely upon the representation of Agent as to all matters relating to any power granted to Agent, and no person who may act in reliance upon the representation of Agent or the authority granted to Agent shall incur liability to me or my estate as a result of permitting Agent to exercise any power.

4. LIMIT ON AGENT'S AUTHORITY. The authority of the Agent is specific and limited as set out above.

5. EFFECTIVE DATE OF AGENT'S AUTHORITY. This Specific and Limited Durable Power of Attorney shall become effective upon its execution by the Principal and delivery to the Agent.

IN WITNESS WHEREOF, I, as Principal, have executed this Specific and Limited Durable Power of Attorney.

Dated this the 24th day of September, 2019.


PRINCIPAL:
Brett M. Harkey

STATE OF Alabama
Jefferson COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Brett M. Harkey** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the limited power of attorney he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 2019.


Notary Public: Gilmer T. Simmon
My Commission expires: 12/20/2021

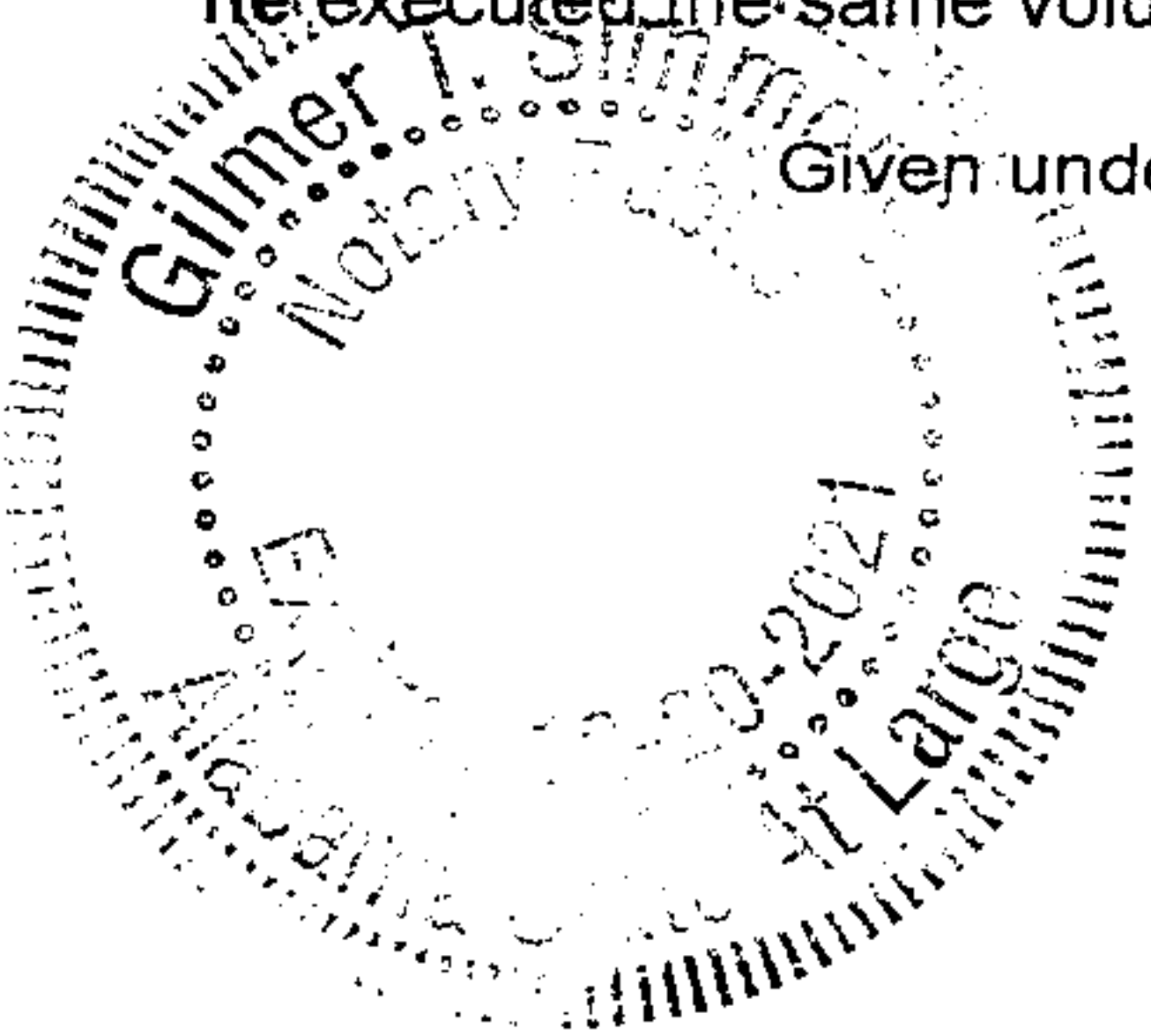


EXHIBIT A

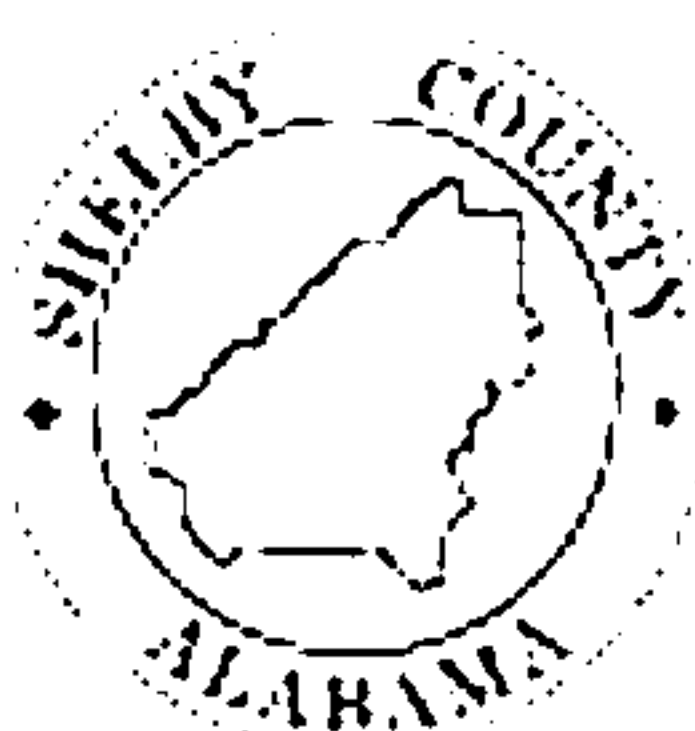
Lot 74, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Also,

A parcel of land situated in the West Half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 20, Range 3 West, thence Southerly along the East line of said quarter-quarter section for a distance of 1326.44 feet to the Southeast corner of said quarter-quarter section; thence in a Southerly direction along the East line of the Southwest quarter of the Southeast quarter of said Section 1 for a distance of 345.69 feet to the Northeast corner of Chandalar South Townhouses, as recorded in Map Volume 7 on Page 166 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees and run in a Westerly direction for a distance of 429.03 feet along the North line of Chandalar South Townhouses; thence turn an angle to the left of 32 degrees 43 minutes 15 seconds and run in a Southwesterly direction along the Northwest line of said Chandalar South Townhouses for a distance of 448.16 feet to the Easterly right of way line of a 100 foot wide Alabama Power Company Transmission line easement; thence Northwesterly along said easement a distance of 340 feet to the Southwest corner of Lot 72, as recorded in Chandalar South Second Sector in Map Volume 6, Page 12, in the Office of the Judge of Probate, Shelby County, Alabama; thence Northeasterly 152.52 feet; thence Southeasterly 297.85 feet to the Southeasterly corner of Lot 74 of said Chandalar South Second Sector; thence turn an angle to the left of 16 degrees 43 minutes 04 seconds and run in a Northeasterly direction along the Southeasterly line of said Lot 75 of said Chandalar South Second Sector for a distance of 210 feet; thence turn an angle to the left of 80 degrees 00 minutes 00 seconds and run in a Northwesterly direction along the Easterly line of Lot 75 for a distance of 103.00 feet to the Southwesterly corner of Lot 77, Chandalar South Second Sector; thence turn an angle to the right of 79 degrees 28 minutes 20 seconds and run in a Northeasterly direction along the Southeasterly lines of Lots 77 and 78 for a distance of 226.10 feet to the point of intersection on the Southeasterly line of Lot 78; thence turn an angle to the left of 44 degrees 43 minutes 20 seconds and run in a Northerly direction along the Easterly lines of Lots 78 and 79 for a distance of 285.00 feet (recorded) 284.96 feet (measured) to the Southeasterly corner of Lot 80 of said Chandalar South Second Sector; thence turn an angle to the right of 7 degrees 07 minutes 30 seconds and run in a Northeasterly direction for a distance of 120.93 feet to the Northeasterly corner of Lot 80; thence turn an angle to the left of 18 degrees 43 minutes 34 seconds and run along the Easterly line of Lot 81 in a Northwesterly direction for a distance of 135.82 feet to the Northeasterly corner of Lot 81; thence turn an angle to the right of 10 degrees 37 minutes 54 seconds and run along the Easterly line of Lot 82 for a distance of 153.69 feet (recorded) 153.67 feet (measured) to the Northeasterly corner of Lot 82; thence turn an angle to the right of 13 degrees 37 minutes 14 seconds (recorded) 13 degrees 37 minutes 54 seconds (measured) and run in a Northeasterly direction along the Easterly line of Lot 83 of said Chandalar South Second Sector for a distance of 112.13 feet (recorded) 112.16 feet (measured) to the Northeasterly corner of Lot 83; thence turn an angle to the right of 85 degrees 05 minutes 35 seconds and run in an Easterly direction for a distance of 175.00 feet; thence turn an angle to the left of 58 degrees 19 minutes 50 seconds and run in a Northeasterly direction for a distance of 274.84 feet; thence turn an angle to the left of 34 degrees 44 minutes 10 seconds and run in a Northerly direction for a distance of 86.27 feet; thence turn an angle to the right of 46 degrees 14 minutes 42 seconds and run in a Northeasterly direction for a distance of 183.69 feet to the point of beginning.

LESS AND EXCEPT:

Beginning at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 20, Range 3 West, thence in a Southerly direction 1635 feet; thence in a Westerly direction 430 feet; thence in a Northwesterly direction for a distance of 210 feet to a point; said point being the Eastern most corner of Lot 75 as shown in Map Book 6, Page 12 of Chandalar South, Sector 2, thence Northwesterly for a distance of 105 feet; thence Northeasterly for a distance of 225.8 feet; thence Northwesterly for a distance of 285 feet; thence in a Northerly direction for a distance of 120.93 feet; thence in a Northwesterly direction for a distance of 135.82 feet; thence Northwesterly for a distance of 153 feet; thence Northeasterly for a distance of 112.13 feet; thence Easterly for a distance of 175 feet; thence Northeasterly for a distance of 274.84 feet; thence Northwesterly for a distance of 86.27 feet; thence Northeasterly for a distance of 140 feet; thence in an Easterly direction for a distance of 40 feet to the point of beginning. The above described land being located in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, said property being a part of land described in Deed Book 332, page 320-334, in the Office of the Probate Judge of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2019 11:27:53 AM
\$25.00 CHARITY
20190926000351850

Allen S. Bayl