

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

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10/17/2019 03:13:01 PM  
POA 1/3

**SPECIFIC POWER OF ATTORNEY**

**KNOW ALL PERSONS BY THESE PRESENTS**, that I, **Karen T. Cunningham**, as Trustee of **Rachel Cunningham Hunt 2013 Trust under The James W. and Karen T. Cunningham 2013 Children's Trust Agreement**, being of sound mind, do hereby nominate, constitute, and appoint **Rachel C. Hunt** as my true and lawful attorney-in-fact to execute any and all necessary closing documents in conjunction with the purchase from **Ashley B. Corder and Casey L. Corder**, for the property located in Shelby County, Alabama known as **1805 Kirkman Cove, Hoover, Al 35242**, and more particularly described as:

Lot 233, according to the Survey of Kirkman Preserve, Phase 4B, as recorded in Map Book 45, Page 85, in the Probate Office of Shelby County, Alabama.

I grant and give unto my said Attorney-in-Fact the full power and authority to do and perform all acts necessary and proper to effectuate all or any part of the premises and to execute any and all documents or instruments necessary and usual to consummate the closing of said purchase. This power of attorney shall include, but not be limited to, the authority to execute the Closing Disclosure and addendums, title documents, and any other closing documents associated with the purchase being made to **Rachel C. Hunt and Rachel Cunningham Hunt 2013 Trust under The James W. and Karen T. Cunningham 2013 Children's Trust Agreement** in which said trust will also have an interest. My said Attorney-in-Fact shall have the power to endorse checks in my name and to disburse funds from the closing of said sale. I expressly covenant and agree to ratify and confirm whatsoever my said Attorney-in-Fact shall and may do on the premises by virtue of this 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 the date of execution of this Instrument. The authority conferred herein shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect thereafter until **January 1, 2020** 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.

This Power of Attorney is to be a Durable Power of Attorney as set forth under the Code of Alabama. The rights, powers and authority of my said Attorney-in-Fact herein granted shall commence on the date of this instrument and the authority conferred herein shall not be affected by my disability, incompetency, or incapacity. All powers granted to the Attorney-in-Fact named hereinabove shall be

exercisable by **Rachel C. Hunt** notwithstanding my subsequent disability, incompetency or incapacity. 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.

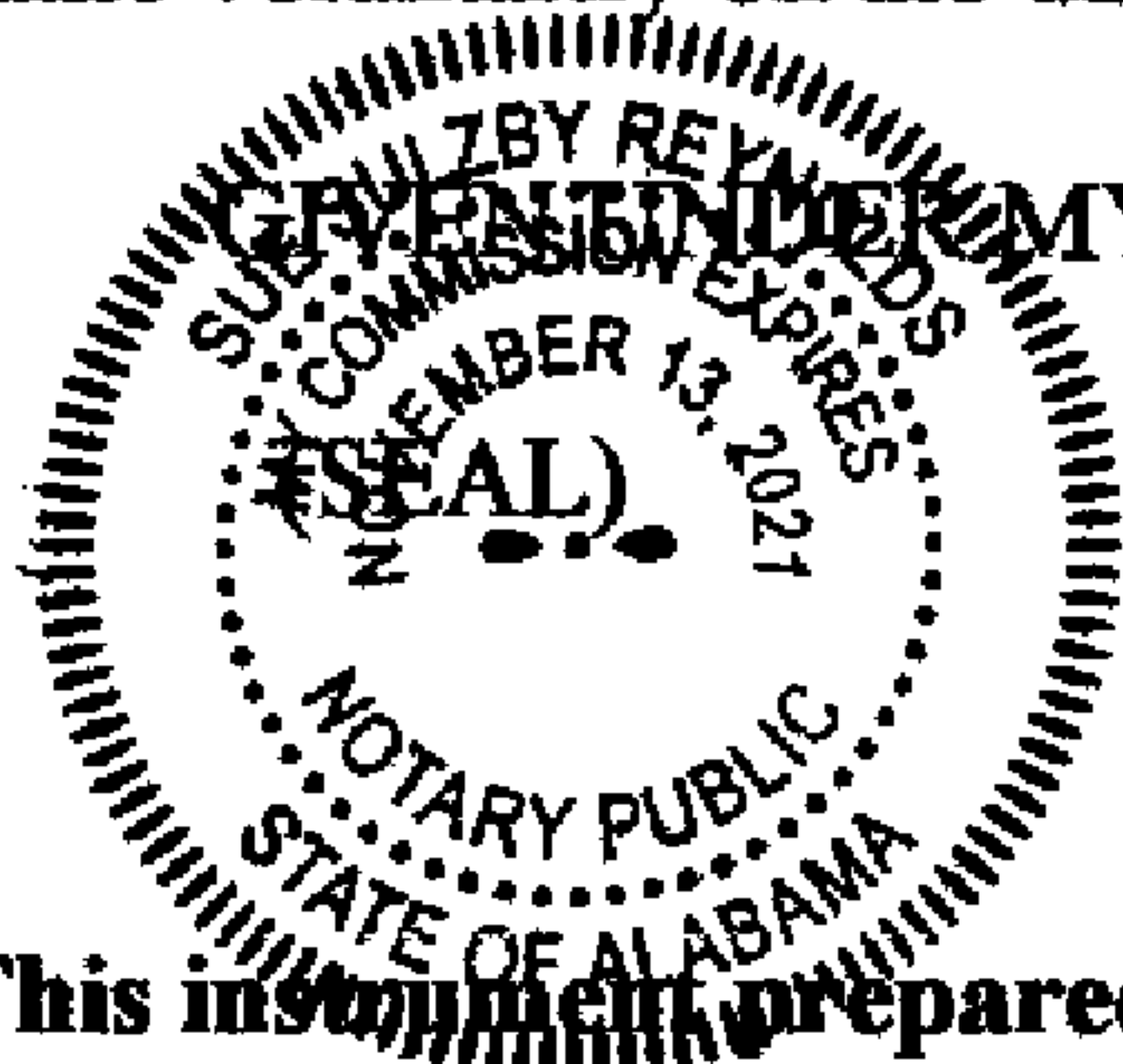
This Power of Attorney is specifically limited to the above purposes and, if not exercised prior to the 1<sup>st</sup> day of November, 2019 shall be revoked.

**IN WITNESS WHEREOF, Karen T. Cunningham, as Trustee of Rachel Cunningham Hunt 2013 Trust under The James W. and Karen T. Cunningham 2013 Children's Trust Agreement, ,** has signed this Specific Durable Power of Attorney this the 2 day of October, 2019.

Karen T. Cunningham, Trustee  
Karen T. Cunningham, Trustee

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Karen T. Cunningham, , whose name is signed to the foregoing Specific Power of Attorney, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.



WITNESS MY HAND AND SEAL on this the 2 day of October, 2019.

Shirley S. Reynolds  
Notary Public

**This instrument prepared by:**  
The Law Offices of Jack R. Thompson, Jr., LLC  
416 Yorkshire Drive  
Birmingham, Al 35209

STATE OF ALABAMA

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COUNTY OF SHELBY

AFFIDAVIT & INDEMNITY

I, Rachel C. Hunt hereby affirm that the Specific Durable Power of Attorney executed by Karen T. Cunningham, Trustee on October 2, 2019, is still in full force and effect and Karen T. Cunningham is alive. I have no knowledge at the time of execution or since, that Karen T. Cunningham has revoked amended or in any way altered the Specific Durable Power of Attorney which she signed on October 2, 2019

It is my belief that Karen T. Cunningham was competent to execute this Specific Durable Power of Attorney and did not do so under any duress.

I acknowledge, agree and indemnify to hold harmless ANCHOR TITLE, LLC, LAW OFFICE OF JACK R. THOMPSON, JR. LLC, and STEWART TITLE GUARANTY COMPANY from any loss or damage that may arise out of the reliance of this Affidavit and the above mentioned Durable Power of Attorney.

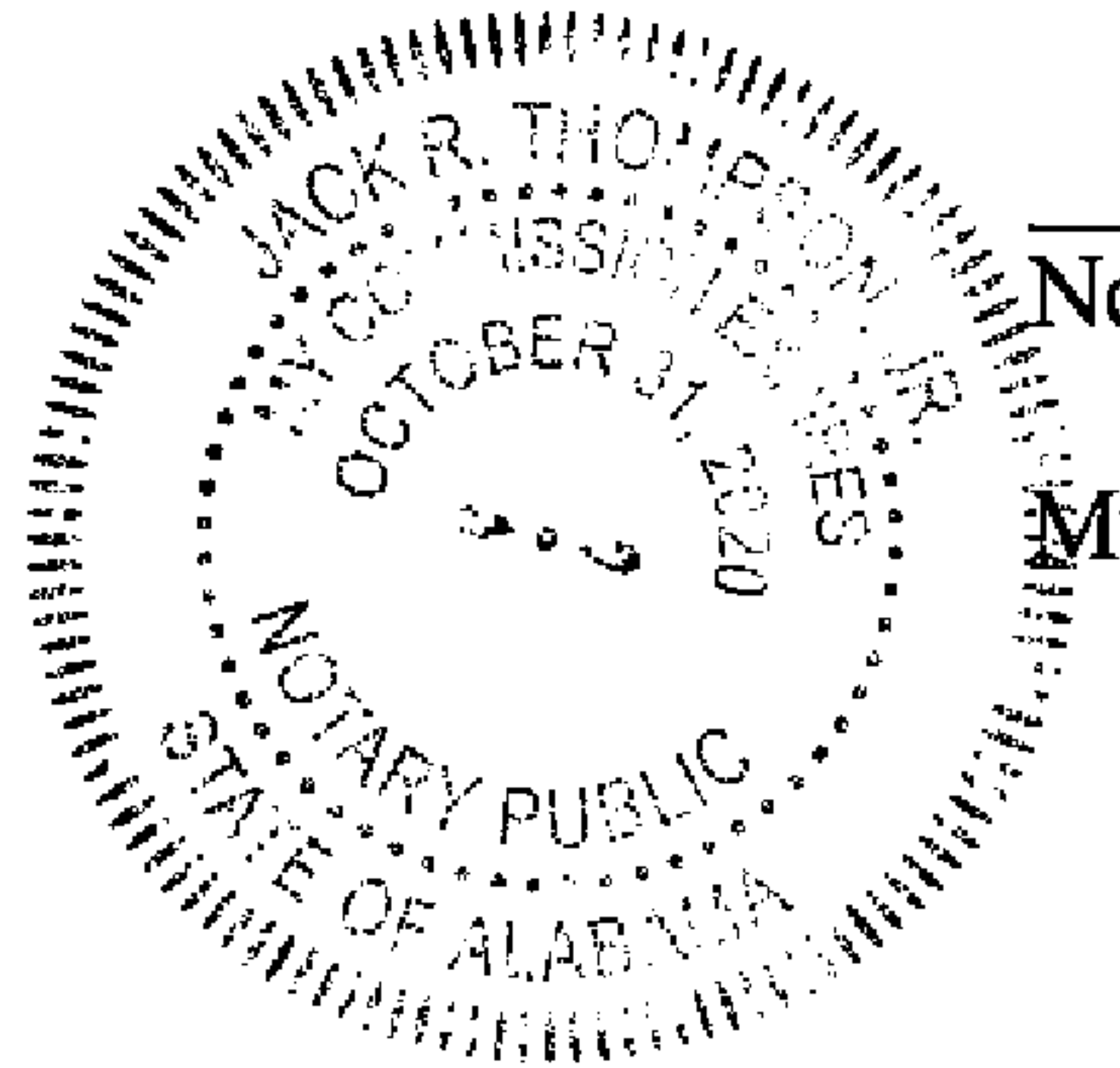
Signed with my hand and seal this the 14 day of October, 2019

Rachel C. Hunt  
Rachel C. Hunt

STATE OF Alabama  
COUNTY OF Jefferson

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Rachel C. Hunt, whose name is signed to the foregoing affidavit and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily.

Given under my hand and official seal this 16<sup>th</sup> day of Oct, 2019.



Notary Public

[Seal]

My Commission Expires 10-31-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/17/2019 03:13:01 PM  
\$29.00 CHARITY  
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Allen S. Bayl