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Shelby Cnty Judge of Probate, AL
02/28/2020 08:44:35 AM FILED/CERT

LIMITED DURABLE POWER OF ATTORNEY

STATE OF ALABAMA}
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that, **RITA A. REYNOLDS**, whose address 3752 Mountain View Drive, Vestavia, AL 35223 (hereinafter referred to as "Principal") does by these presents make, constitute and appoint my Attorney, **ROBERT M. ROSENBERG**, as my true and lawful agent(s) and Attorney-in-Fact (hereinafter referred to as "Agent") to do and perform for me and in my name, place and stead, and for my use and benefit, the Note, Deed, Mortgage, Closing Disclosure, ALTA Settlement Statement, Truth-in-Lending Disclosure and any and all documents necessary to purchase the below described property being more particularly described as the following real estate, situated in Shelby County, Alabama:

Lot 416A, according to the Survey of Highland Lakes, 4th Sector, Phase II, an Eddleman Community, as recorded in Map Book 35, Page 93, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument 1995-01906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Parcel ID#: 09-3-08-0-001-001.035

with a property address of 176 Highland View Drive, Birmingham, AL 35242, including, but not limited to the Closing Disclosure, ALTA Settlement Statement, Note, Deed, Mortgage, Truth-in-Lending Disclosure, Name Affidavit, Compliance Agreement, Lien Waiver and any other documents required for said purchase of the above described property and granting a valid first mortgage thereon.

The mortgage will be in the amount \$1,000,000.00 to Regions Bank d/b/a Regions Mortgage, with a fixed rate of interest of 3.75%, being amortized over thirty (30) years.

I further give and grant unto my said Attorney-in-Fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by disability, incompetency or incapacity of Principal.

CLAYTON T. SHERNEY, ATTORNEY AT LAW

This power of attorney shall expire one hundred eighty (180) days from the date of execution hereof.

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore and of the form and contents thereof, and that the Agent deems the execution thereof on my behalf necessary or desirable.

IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on this the 21 day of February, 2020.

Margaret Berliner
WITNESS

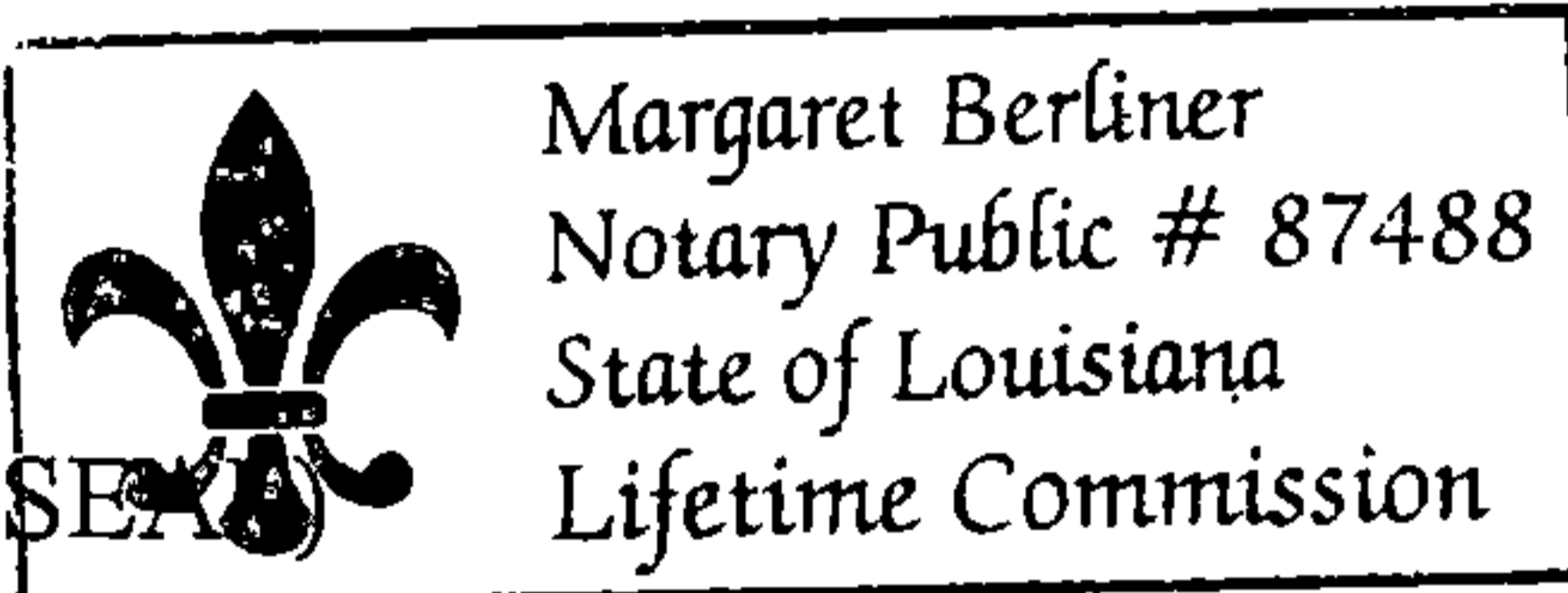
Rita A. Reynolds
Rita A. Reynolds

STATE OF ~~ALABAMA~~ ^{LOUISIANA} }

Orleans COUNTY }

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rita A. Reynolds, an unmarried woman, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the day the same bears date.


Given under my hand this the 21 day of February, 2020.

(AFFIX SEAL) 

Margaret Berliner
Notary Public

My Commission Expires: For Life

This instrument prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223


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