

THIS INSTRUMENT WAS PREPARED BY:
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DURABLE POWER OF ATTORNEY
[Specific and Limited]

THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY DISABILITY, INCOMPETENCY, OR INCAPACITY OF THE PRINCIPAL.

I, Nelson R. Bailey, as principal ("Principal") do hereby appoint Jane L. Bailey, as my attorney-in-fact ("Agent") to act for me, and in my name in any way I could act in person, concerning the sale of that certain real property located at 2500 Pelham Parkway, Pelham, Alabama 35124 to Delia Hueramo for \$2,250,000.00, which is further described as follows:

See Exhibit A

The above grant expressly includes the power and authority to execute all documents necessary for the sale and closing of the aforementioned real property, financial or otherwise, including real estate sales contracts, deeds, affidavits of title, closing documents and settlement statements, as I may do in my own stead.

This Power of Attorney shall be valid and of full force and effect for forty-five (45) days from the date of execution of this Power of Attorney.

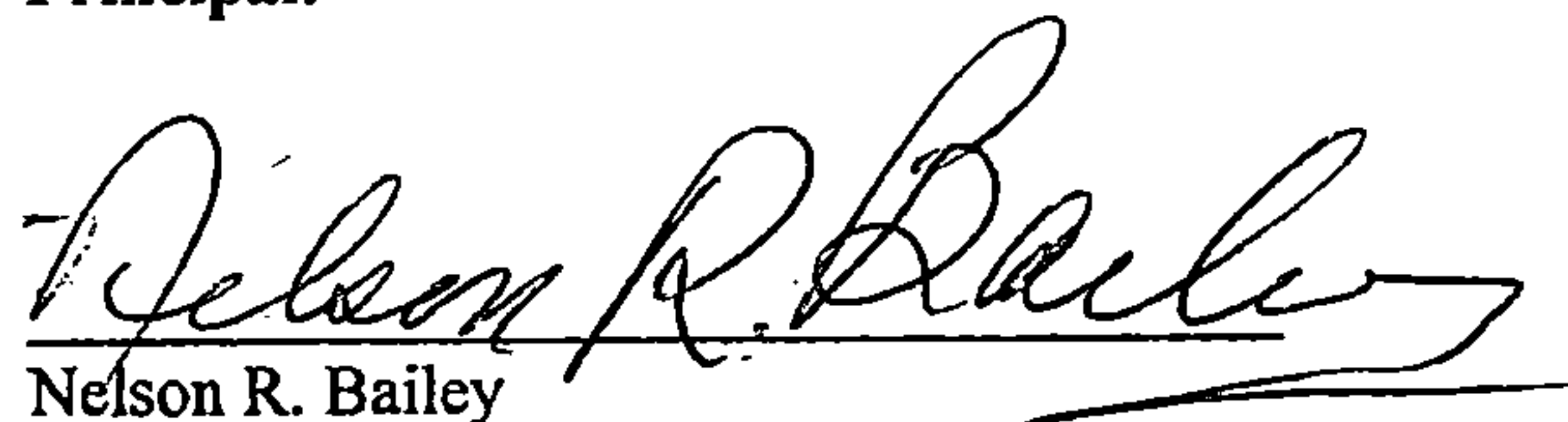
The execution and delivery by my Agent of any check, draft, conveyance, paper, deed, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefor, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf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

I hereby bind myself to indemnify and defend Agent of and from any and all claims, demand, losses, damages, actions and causes of action, including expenses, cost and reasonable attorney's fees incurred by Agent in connection with the carrying out of the powers granted by this instrument provided that attorney in fact did not act in bad faith with respect to the transaction made the subject matter of the request for indemnification. Third parties may rely upon the representations of my Agent as to all matters relating to any power granted to my Agent by this instrument. Any person who relies upon the representations of my Agent or the powers granted to my Agent by this instrument shall be free from any liability to me resulting from Agent's exercise of said powers.

I, Nelson R. Bailey, hereby sign my name to this durable power of attorney pursuant to the provisions of Alabama Code Section 26-1-2 and being first duly sworn, do hereby declare to the undersigned authority that having been advised by counsel and being fully informed of the contents of this form and the full import of this grant to my Agent. I sign and execute this power of attorney willingly, knowingly, and voluntarily for the purposes therein expressed, and that I am 18 years of age or older, of sound mind and under no constraint or undue influence. This Specific and Limited Durable Power of Attorney shall become effective upon its execution delivery to Agent. The authority of Agent is specific and limited as set out herein above.

In Witness Whereof, I, Nelson R. Bailey, Principal, have executed this Specific and Limited Durable Power of Attorney on this the 10th day of April, 2021.

Principal:


Nelson R. Bailey

STATE OF ALABAMA)
COUNTY OF Baldwin)

On this 10th day of May, 2021, I, the undersigned, a Notary Public in and for said county and said state, hereby certify that Nelson R. Bailey, whose name is signed to the forging instrument and who is known to me, acknowledges before me that, being informed of the contents of the instrument, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office on this 10th day of May, 2021.


Notary Public; My commission expires: 9/25/2022

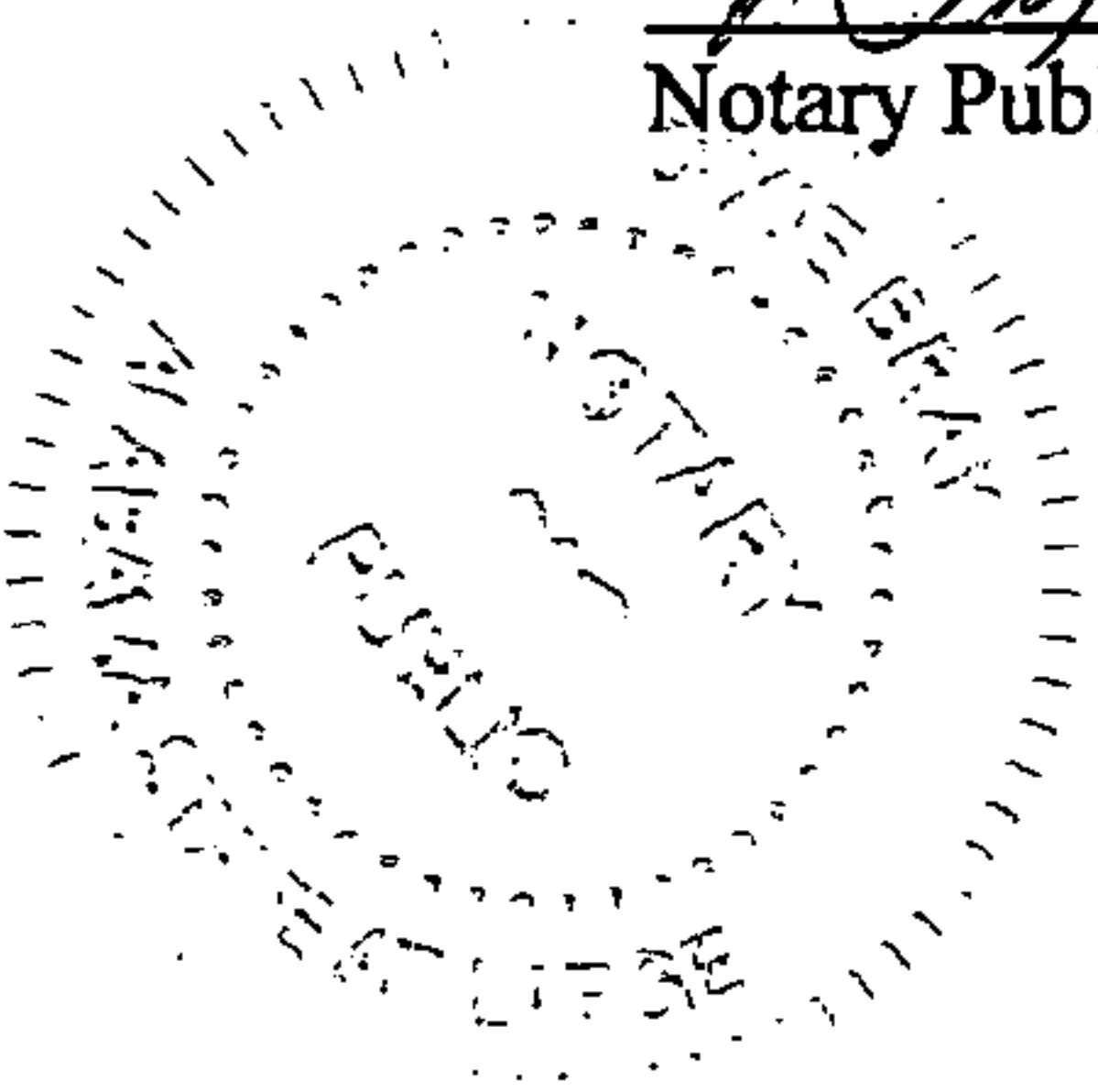


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run North 01 degrees, 16 minutes, 43 seconds West along the West line of said Quarter-Quarter section for 1344.41 feet; Thence run North 89 degrees 28 minutes 46 seconds East for 348.63 feet to the Point of Beginning; Thence run North 83 degrees 03 minutes 45 seconds East for 392.14 feet to a found iron (LS 0567); Thence run South 67 degrees 56 minutes 15 seconds East for 764.45 feet to a found iron (SMA) lying on the Northwesterly Right of Way line of Pelham Parkway; Thence run South 26 degrees 57 minutes 11 seconds West along said road Right of Way for 190.66 feet to a found iron (1" Crimp); Thence leaving said road Right of Way run North 67 degrees 56 minutes 44 seconds West for 1091.17 feet to a found iron (1" Opentop) and the Point of Beginning.

ALSO DESCRIBED AS:

Lot 2, according to J.H. Barker's Survey of a part of the NE 1/4 of the SE 1/4 of Section 1, Township 20, Range 3 West, and a part of the NW 1/4 of the SW 1/4 of Section 6, Township 20, Range 2 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #: 20210325000150300, and also the following described lands, as follows:

Part of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SE corner of said SE 1/4 of NE 1/4 of said Section 1, Township 20, Range 3 West; thence West along the south line of said SE 1/4 of NE 1/4, 478.73 feet to the point of beginning; thence in a Northwesterly direction, along the Southwesterly line extended of Lot 1 in J.H. Barker's survey according to the map of said survey recorded in Instrument #: 20210325000150300 in said Office of the Judge of Probate (said line running in a Northwesterly and Southeasterly direction) a distance of 170 feet to what was on January 18, 1930, the center of Bishops Creek; thence in a Southwesterly direction 180 feet to a point which is 325 feet West of the Point of Beginning; thence East to the point of beginning; less a right of way deeded for widening the present paved state highway; being situated in Shelby County, Alabama.