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POA 1/1

State of Alabama
County of Shelby

DURABLE SPECIAL POWER OF ATTORNEY

I, Mark W. Duncan, as principal (hereinafter referred to as "Principal"), do hereby appoint Glen Warren Duncan as our true and lawful attorney-in-fact (hereinafter referred to as "Agent") for us and in our name, place and stead, and for our use and benefit: To execute all documents and instruments, including but not limited to the Closing Settlement Statement, Deed, IRS 1099 Form and any other required documents or forms required by the Lender, the Title Company and/or Closing attorney necessary to complete the conveyance of property located at 5312 Cahaba Valley Cv, Birmingham, AL 35242 and more particularly described as follows, to-wit:

A parcel of land located in the NE¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of the NW¼ of the NE¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, thence N 01° 03' 59" W, 669.50 feet to a ½" rebar on the north side of Cahaba Valley Cove Easement, said easement being a 50 foot wide easement; thence S 87° 51' 11" E, along the north side of said 50' wide easement for a distance of 555.40 feet to a ½" rebar on the western ROW of Cahaba Valley Road (AKA Alabama Hwy. 119); (80' ROW); thence S 30° 10' 39" W along said western ROW for a distance of 1070.32 feet to a ½" rebar; thence leaving said ROW, N 00° 56' 08" W for a distance of 276.70 feet to the point of beginning of the parcel of land herein described. Less and except any right of way.

Being the same parcel of land described in that certain Boundary Survey of 5312 Cahaba Valley Cove, Birmingham, AL 35242 Prepared by J. Clayton Lynch, P.L.S., AL Reg. No. 34331, of Southern Cross Surveying, LLC, and known as Project No. 20134, dated December 23, 2020.

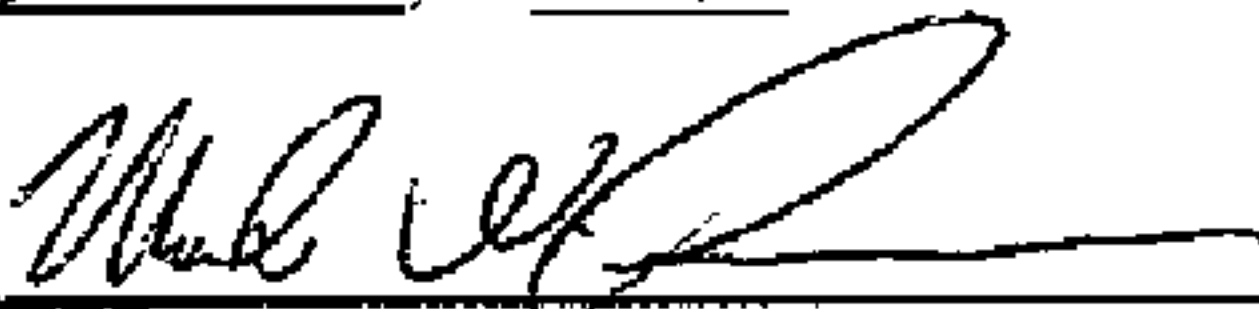
On such terms and conditions as my Agent may deem necessary and proper, to sign, execute and deliver, in my name or otherwise, such instruments as may be required in connection with conveying said property, and to do such other acts as I may do in conveying said property.

I further give and grant unto my Agent full power and authority to do and perform every act necessary and 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 become effective upon its execution and shall terminate one hundred eighty (180) days thereafter.

This Power of Attorney shall not be affected by my disability, incompetency, or incapacity.

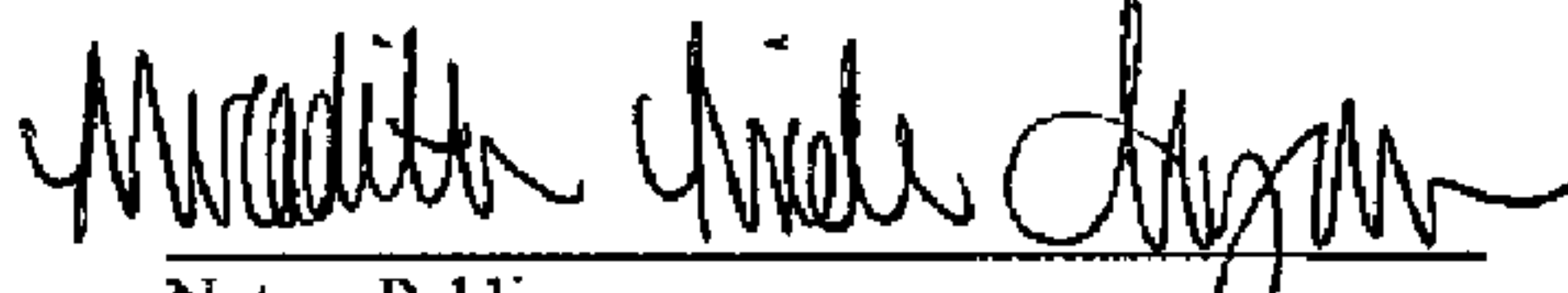
Executed this 15th day of June, 20 21.


Mark W. Duncan

State of Alabama
County of Jefferson

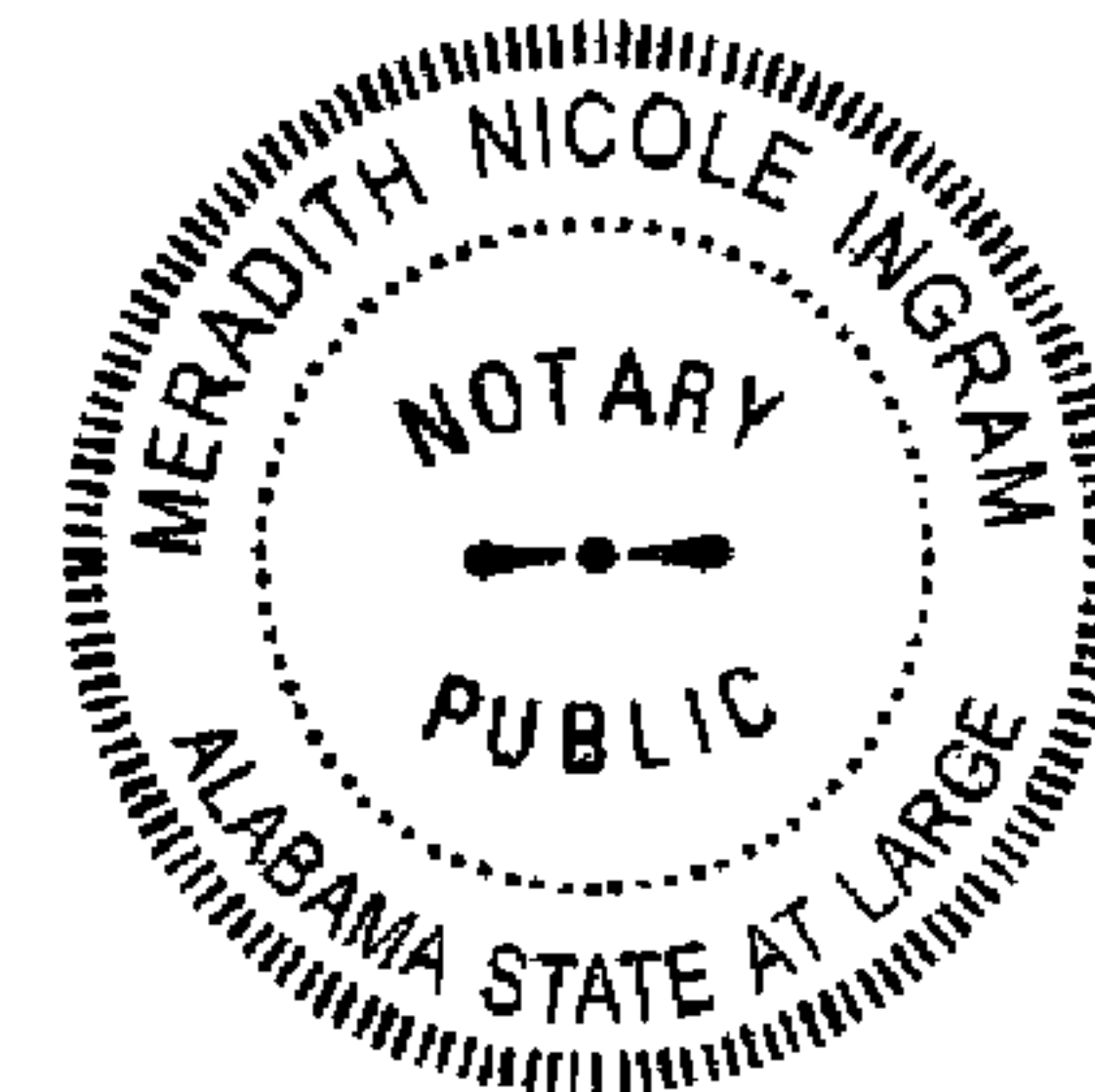
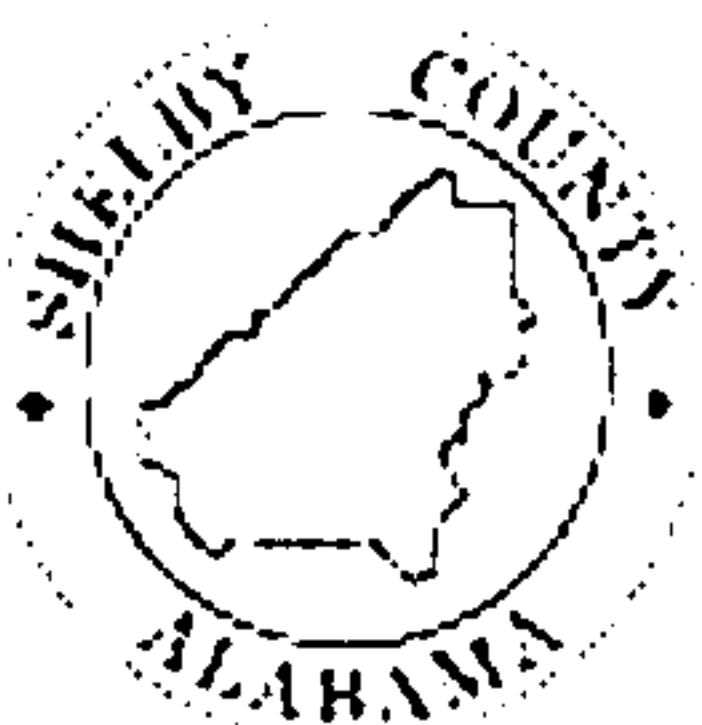
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark W. Duncan, whose name is signed to the foregoing Durable Special Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Durable Special Power of Attorney, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 20 21.


Notary Public
Print Name: Meradith Nicole Ingram
Commission Expires: 3/5/22

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100513

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayal