

DURABLE POWER OF ATTORNEY
(Specific and Limited)

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09/13/2021 11:28:11 AM
POA 1/3

STATE OF ALABAMA

COUNTY OF SHELBY

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

1. **APPOINTMENT OF ATTORNEY IN FACT.** I, Sharon Thompson Abner, as principal ("Principal"), has made, constituted and by these presents to make, constitute and appoint Linda Thompson Duke as my true and lawful agent and attorney-in-fact ("Agent") to do and perform the following:

To do any and all acts, to take any actions and execute any documents in connection with the sale of the property described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

To do any and all acts, to take any actions and execute any documents in connection with the sale of the property located at **4301 Highway 62, Vincent, AL 35178**, including signing all loan documents, settlement statement or other related documents 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.

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 therefore, 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 to the sale of the property located at **4301 Highway 62, Vincent, AL 35178**.

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 19 day of August, 2021.

Sharon Thompson Abner
SHARON THOMPSON ABNER

STATE OF FLORIDA

COUNTY OF Escombia

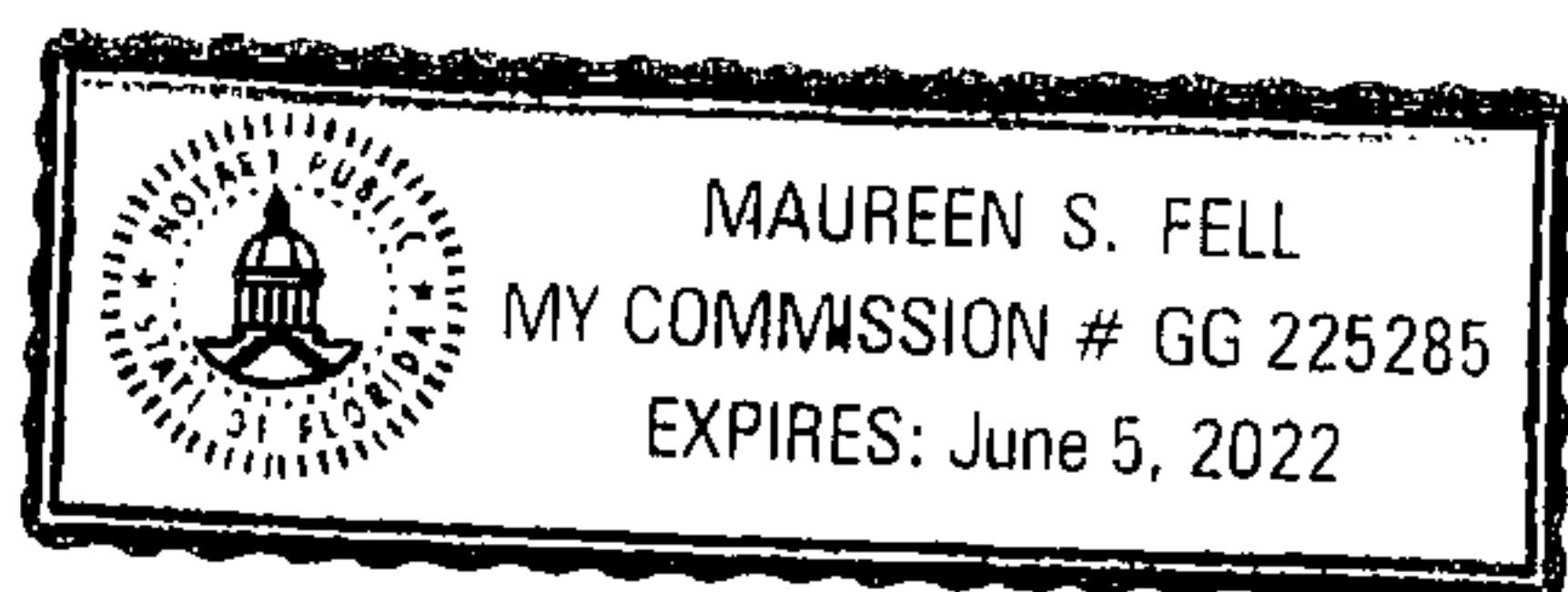
I, the undersigned, a Notary Public, in and for the County or state, hereby certify that **Sharon Thompson Abner**, whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal this 19 day of August, 2021.

Maureen S. Fell

Notary Public

My Commission Expires: June 5, 2022



PREPARED BY:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

EXHIBIT "A"

A Parcel of land, lying in the Northeast 1/4 of the Southwest 1/4 of Southeast 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of said 1/4-1/4-1/4 section, thence South along the West line of said 1/4-1/4-1/4 section to a 5/8" rebar found on the South right of way margin of U.S. Highway 62; thence South 89 degrees 46 minutes 24 seconds East along said right of way for a distance of 139.96 feet to a 1/2" open top pipe found and the POINT OF BEGINNING of the parcel herein described; thence continuing along said right of way, South 89 degrees 46 minutes 24 seconds East for a distance of 140.00 feet to an iron pin set; thence leaving said right of way, South 00 degrees 52 minutes 49 seconds East for a distance of 300.00 feet to an iron pin set; thence North 89 degrees 46 minutes 24 seconds West for a distance of 140.00 feet to an iron pin set; thence North 00 degrees 52 minutes 49 seconds West for a distance of 300.00 feet to the POINT OF BEGINNING.

PARCEL NUMBER: 06-4-19-0-000-016.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 11:28:11 AM
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Allen S. Bayl