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Shelby Cnty Judge of Probate, AL  
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Return To: 13424390  
LSI-LPS  
East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

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## REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:

659 HIAWATHA ROAD

Street Address

CALERA, AL 35040 ("Present Address").  
City, State Zip, County

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

USED	Year	Manufacturer's Name	Model Name or Model No.	Length x Width
	2004	KABCO	NA	58 x 26
KB010442A05		KB010442B05		
Serial No.		Serial No.	Serial No.	Serial No.

permanently affixed to the real property located at 659 HIAWATHA ROAD  
Street Address

CALERA, SHELBY, AL, 35040 ("Property Address") and as more  
City, County, State Zip

Page 1 Initial: BSA  
NMFL # 7110 (MALA) Rev 2/2/2008

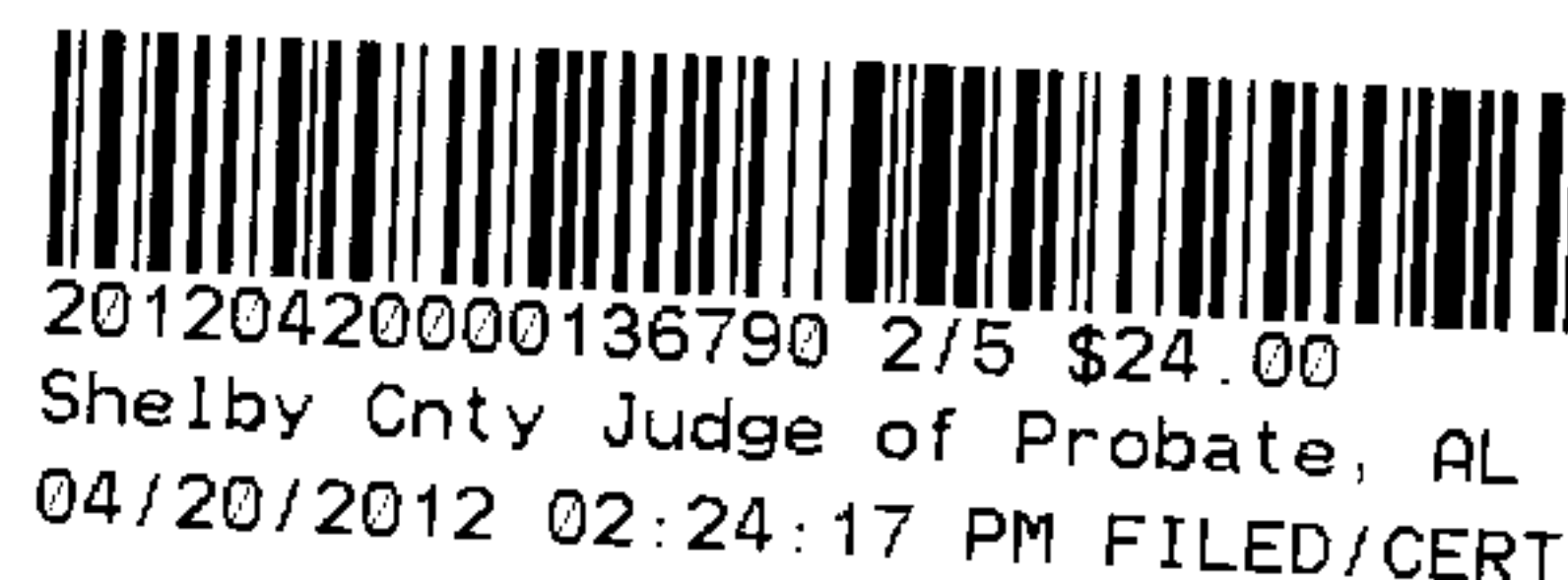


particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, WELLS FARGO BANK,  
N.A.

("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated MARCH 31, 2012 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

*BLA*  
*JCR*





WITNESS my hand and seal this 31<sup>st</sup> day of March, 2012.

Brooke L. Armstrong  
Borrower  
BROOKE L. ARMSTRONG

\_\_\_\_\_  
Witness

Joseph C. Armstrong  
Borrower  
JOSEPH C. ARMSTRONG

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Witness

STATE OF Alabama )  
COUNTY OF Shelby ) ss.:

On the 31<sup>st</sup> day of March in the year 2012  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Brooke L. Armstrong & Joseph C. Armstrong

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Mary Blair  
Notary Signature

Mary Blair  
Notary Printed Name

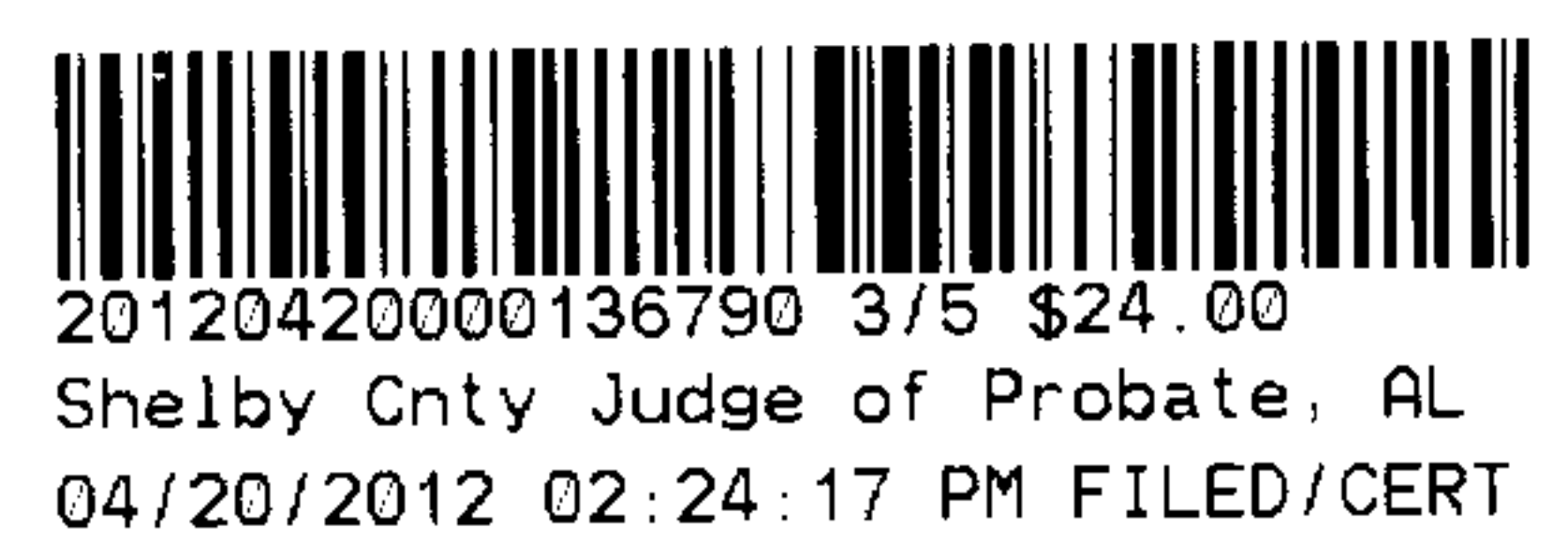
Notary Public, State of Alabama

Qualified in the County of Shelby

My Commission expires: 04/16/2014

Official Seal:

Drafted By: MAI XIONG [ ] Check if Construction Loan



Loan # : 0290460153

## Exhibit A

### LEGAL DESCRIPTION

The following described property:

The following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 24 North, Range 14 East; thence North 87 degrees 48 minutes 51 seconds East along the South line of said 1/4-1/4 Section a distance of 873.03 feet to the centerline of a dirt road; thence North 43 degrees 04 minutes 28 seconds West along said centerline a distance of 67.52 feet to a point on a curve to the left having a radius of 900.00 feet and a central angle of a degrees 43 minutes 32 seconds; thence along said centerline and the arc of said curve a distance of 58.52 feet, said arc subtended by a chord which bears North 44 degrees 56 minutes 14 seconds West a distance of 58.91 feet to the curve's end; thence North 46 degrees 48 minutes 00 seconds West along said centerline a distance of 38.15 feet to a point on a curve to the right having a radius of 1200.00 feet and a central angle of 2 degrees 26 minutes 09 seconds; thence along said centerline and the arc of said curve a distance of 51.02 feet, said arc subtended by a chord which bears North 45 degrees 34 minutes 55 seconds West a distance of 51.01 feet, to the curve's end; thence North 44 degrees 21 minutes 50 seconds West along said centerline a distance of 67.28 feet, to a point on a curve to the left having a radius of 3635.63 feet and a central angle of 3 degrees 09 minutes 04 seconds; thence along said centerline and the arc of said curve a distance of 199.95 feet, said arc subtended by a chord which bears North 45 degrees 56 minutes 22 seconds West a distance of 199.93 feet to the curve's end; thence North 47 degrees 30 minutes 55 seconds West along said centerline a distance of 72.08 feet to a point on a curve to the right having a radius of 200.00 feet and a central angle of 11 degrees 21 minutes 17 seconds; thence along said centerline and the arc of said curve a distance of 39.64 feet, said arc subtended by a chord which bears North 41 degrees 50 minutes 16 seconds West a distance of 39.57 feet to the curve's end; thence North 36 degrees 09 minutes 37 seconds West along said centerline a distance of 43.90 feet to a point on a curve to the left having a radius of 200.00 feet and a central angle of 6 degrees 48 minutes 59 seconds; thence along said centerline and the arc of said curve a distance of 23.79 feet said arc subtended by a chord which bears North 39 degrees 34 minutes 07 seconds West a distance of 23.78 feet to the curve's end; thence North 42 degrees 58 minutes 36 seconds West along said centerline a distance of 70.84 feet to a point on a curve to the right having a radius of 500.00 feet and central angle of 30 degrees 03



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minutes 46 seconds; thence along said centerline and the arc of said curve a distance of 262.35 feet, said arc subtended by a chord which bears North 27 degrees 56 minutes 43 seconds West a distance of 259.35 feet, to the curve's end; thence North 12 degrees 54 minutes 50 seconds West along said centerline a distance of 265.54 feet to a point on the Southeasterly right of way line of Hiwatha Road (60' R.O.W) said point being a point on a curve to the right having a radius of 229.05 feet and a central angle of 59 degrees 08 minutes 33 seconds; thence along said right of way and the arc of said curve a distance of 236.44 feet, said arc subtended by a chord which bears South 58 degrees 22 minutes 24 seconds West a distance of 226.08 feet to the West line of said 1/4 -1/4 section; thence South 0 degrees 45 minutes 36 seconds East leaving said right of way and along the West line of said 1/4- 1/4 section a distance of 926.22 feet to the point of beginning.

The real property described above includes a 2005 KABCO Manufactured Home, Model No. KB 2801, serial No. KB010442B05 and Serial No. KB010442AA05.

Being the same parcel conveyed to Joseph C. Armstrong and Brooke L. Armstrong, as joint tenants with right of survivorship from Michael W. Koontz, an unmarried man, by virtue of a Deed dated 4/29/2010, recorded 5/11/2010, as Instrument No. 20100511000148540 County of Shelby, State of Alabama.

Assessor's Parcel No: 342100000005006

