

When recorded, return to:
Kondaur Capital Corporation
ATTN: Final Document Department
39255 Country Club Drive, Ste B-40
Farmington Hills, MI 48331

20160526000181050
05/26/2016 02:48:40 PM
POA 1/4

LOAN #: 160410922

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

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

The undersigned borrower(s), **CHARLES S. BULLARD**

whether one or more, each referred to below as "I" or "me," residing at:
P O Box 375, Chelsea, AL 35043

("Mailing Address").

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

New _____ Used **X** Year **1988** Length _____ Width _____

Make **Peachtree Homes**

Model Name or Model No. _____

Ellie Mae, Inc.

Page 1 of 3

Initials: 
GMANPRDU 1114
GMANPRLU (CLS)
05/12/2016 02:16 PM PST



LOAN #: 160410922

Serial No. PSHGA 2751 A/B

Serial No. _____

Serial No. _____

Serial No. _____

permanently affixed to the real property located at

84 County Road 36
Chelsea, AL 35043
Shelby

(Street Address)
 (City, State, Zip)
 (County)

("Property Address") and as more particularly described on Exhibit A attached hereto (the "Real Property").
 I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution,
Kondaur Capital Corporation, a Delaware Corporation

("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 **May 12, 2016** 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.

Ellie Mae, Inc.

Page 2 of 3

Initials: 
 GMANPRDU 1114
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 05/12/2016 02:16 PM PST



LOAN #: 160410922

WITNESS my hand and seal this 12th day of May, 2016.

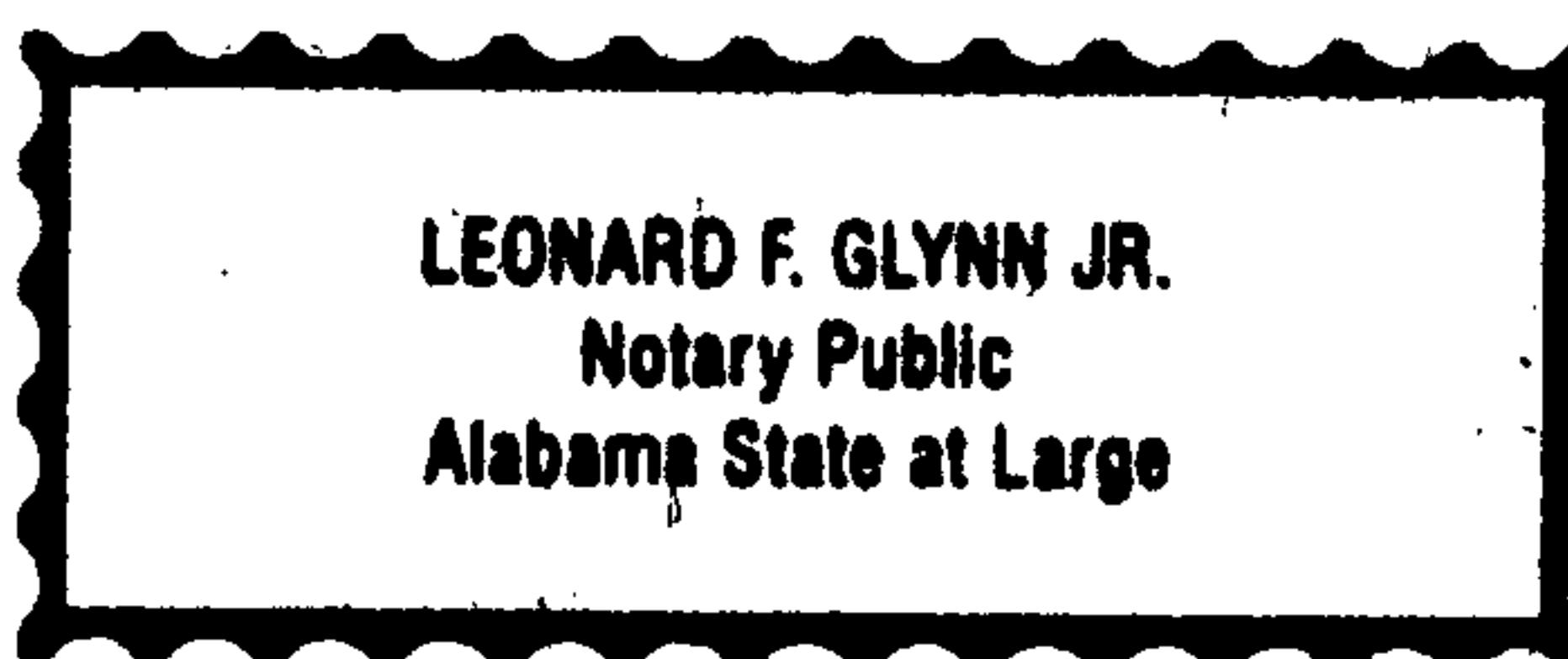

CHARLES S. BULLARD

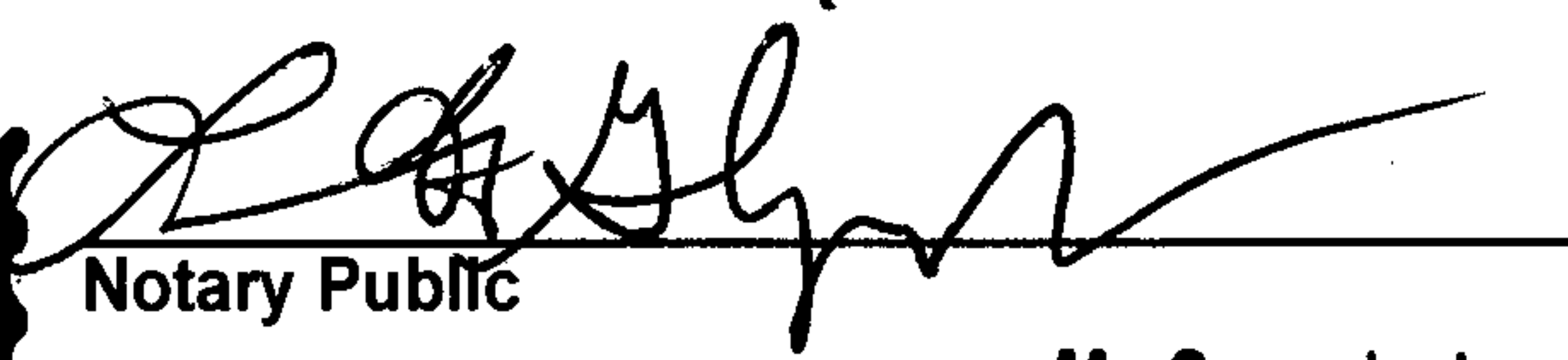
12 May 2016 (Seal)
DATE

State of ALABAMA)
County of SHELBY)

On this 12th day of May, 2016, I, LEONARD F. GLYNN JR., a Notary Public in and for said county and in said state, hereby certify that CHARLES S. BULLARD, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily and as his/her/their act on the day the same bears date.

Given under my hand and seal of office this 12th day of May, 2016



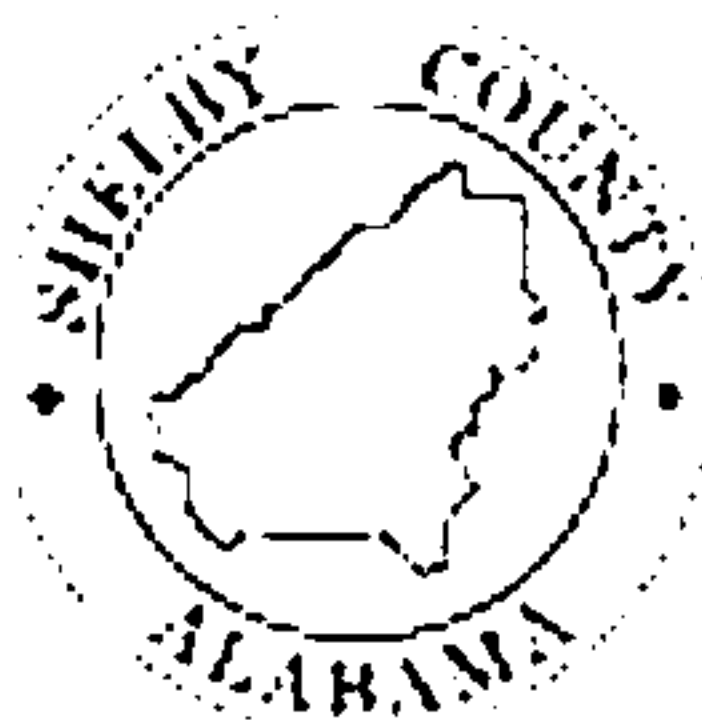

Notary Public

My Commission Expires: April 5, 2020



EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF NW 1/4 OF NE 1/4 OF SE 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST; RUN THENCE SOUTH 2 DEGREES 30 MINUTES WEST A DISTANCE OF 366 FEET; THENCE TURN AN ANGLE OF 89 DEGREES TO THE LEFT AND RUN THENCE EASTERLY A DISTANCE OF 900 FEET; THENCE TURN AN ANGLE OF 89 DEGREES TO THE RIGHT AND RUN THENCE SOUTHERLY A DISTANCE OF 764 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE TURN AN ANGLE OF 89 DEGREES TO THE LEFT AND RUN THENCE EASTERLY A DISTANCE OF 420 FEET; THENCE TURN AN ANGLE OF 89 DEGREES TO THE RIGHT AND RUN THENCE SOUTHERLY A DISTANCE OF 190 FEET; THENCE TURN AN ANGLE OF 91 DEGREES TO THE RIGHT AND RUN THENCE WESTERLY A DISTANCE OF 268 FEET TO THE EAST RIGHT OF WAY LINE OF THE CHELSEA-SIMMSVILLE HIGHWAY; THENCE TURN AN ANGLE OF 42 DEGREES TO THE RIGHT AND RUN NORTHWESTERLY ALONG THE NE BOUNDARY OF SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 268 FEET TO THE POINT OF BEGINNING Parcel ID: 15 3 05 0 000 008.000 Commonly known as 84 County Road 36, Chelsea, AL 35043 However, by showing this address no additional coverage is provided Source of Title Deed Instrument: 2001-33427.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2016 02:48:40 PM
\$23.00 DEBBIE
20160526000181050

A handwritten signature in dark ink, appearing to be "J. Fuhrmeister", is written over the printed name of the County Clerk.