

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:
EXPRESS AMERICA MORTGAGE CORPORATION
9060 East Via Linda Street
Scottsdale, Arizona 85258-5416

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Ln. No. 6773244

WALKER

SPECIAL LIMITED IRREVOCABLE POWER OF ATTORNEY

Know that THE FIRST COVENANT MORTGAGE CORPORATION, AN ALABAMA CORPORATION, a

(corporation/partnership/sole proprietorship) with its principal offices at 1545 Bessemer Road, Birmingham, AL 35208 ("Principal"), does hereby make, constitute and appoint EXPRESS AMERICA MORTGAGE CORPORATION, an Arizona corporation with offices at 9060 E. Via Linda Street, Scottsdale, AZ 85258 ("EXPRESS AMERICA"), for Principal's benefit and in Principal's name, place and stead, Principal's true and lawful attorney-in-fact:

To execute, endorse, assign and deliver to EXPRESS AMERICA (1) the promissory note (hereinafter the "Promissory Note") made payable to the order of Principal, relating to the property at 141 Mission Circle, Montevallo, Alabama 35115 (SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A") that is now or is hereafter in the possession of EXPRESS AMERICA as contemplated by the Loan Brokerage Agreement dated 8/6, 1993 and the supplement to Loan Brokerage Agreement dated 8/6, 1993 (collectively, the "Loan Brokerage Agreement") both of which are currently in effect between Principal and EXPRESS AMERICA, (2) any beneficial or mortgagee's interest, or assignment thereof, and any and all other rights and interests, under all mortgages, deeds of trust, security agreements and other instruments evidencing, making or granting security for the Promissory Note ("Mortgage Rights") and (3) all other documents evidencing, memorializing or otherwise relating to payee's obligee's or mortgagee's interest in the loan evidenced by the Promissory Note ("Documents").

Principal hereby grants to EXPRESS AMERICA full authority to act in any manner both proper and necessary to exercise the foregoing powers as fully as Principal might or could do and perform by itself. EXPRESS AMERICA agrees that it shall exercise the power granted it hereunder only through an officer of EXPRESS AMERICA.

Principal and EXPRESS AMERICA hereby acknowledge and agree that EXPRESS AMERICA has an interest in the subject matter of the power granted herein, in that the loan evidenced by the Promissory Note (and the related Mortgage Rights and Documents) were, as contemplated by the Loan Brokerage Agreement, originated and closed in the name of Principal with Principal being denominated the original payee on the Promissory Note and the original beneficiary or mortgagee on the deed of trust or mortgage securing payment of the Promissory Note, and immediately upon and concurrently with the closing of the loan, Principal and EXPRESS AMERICA do hereby agree that EXPRESS AMERICA is hereby vested irrevocably with the power granted herein and that Principal does hereby forever renounce all right to revoke this Special Limited Irrevocable Power of Attorney or any of the powers conferred upon EXPRESS AMERICA hereby or to appoint any other person to execute the said power and Principal also renounces all right to do any of the acts which EXPRESS AMERICA is authorized to perform by this power.

If prior to the exercise of the power hereby conferred upon EXPRESS AMERICA, Principal shall have become bankrupt, dissolved, liquidated, disabled, incapacitated, or have died, and EXPRESS AMERICA shall have thereafter exercised such power, Principal hereby declares any such acts performed by EXPRESS AMERICA pursuant to this power binding and effective in the same manner that they would have been had such bankruptcy, dissolution, liquidation, disability, incapacity or death of Principal not have occurred.

Executed on 24th day of MARCH, 1994, at BIRMINGHAM, ALABAMA.

PRINCIPAL: THE FIRST COVENANT MORTGAGE CORPORATION, AN ALABAMA CORPORATION

By: [Signature]
CHARLES E. NEWBORN

Its: PRESIDENT

Corporation and Partnership

State of Alabama

ss:

State of ALABAMA

County of SHREVE

04/01/1994-10750
02:20 PM CERTIFIED
JUDGE OF PROBATE
11.00

In and for said county in said state, hereby certify that CHARLES E. NEWBORN, whose name as PRESIDENT of THE FIRST COVENANT MORTGAGE CORPORATION, a corporation/partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer/partner and with full authority, executed the same voluntarily for and as the act of said corporation/partnership.

**CORPORATION, AN ALABAMA CORPORATION

Given under my hand this 24th day of MARCH, A.D. 1994.

By: [Signature]
CYNTHIA DIANN WOOD
Title: NOTARY PUBLIC

LEGAL DESCRIPTION
EXHIBIT "A"

Hoyt D. Walker & Kathryn C. Walker
141 Mission Circle, Montevallo, Alabama 35115

Lot 6, Block 4, according to the Survey of Mission Hills,
Second Sector as recorded in Map Book 6, Page 114, in the
Probate Office of Shelby County.

Inst # 1994-10750

04/01/1994-10750
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00