

LIMITED IRREVOCABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, SIMMONS MORTGAGE CORP., a (corporation/partnership/sole proprietorship) with its principal offices at 658 Ridge Top Circle, Birmingham, Al 35206, County of Jefferson and State of Alabama ("Principal") does hereby make, constitute and appoint American Residential Mortgage Corporation of the City of ATLANTA, County of DEKALB a State of GEORGIA ("AmRes"), my true and lawful attorney-in-fact with power to act for and in my name and stead to:

Execute, endorse, assign and deliver to AmRes (1) the promissory note (hereinafter the "Promissory Note") made payable to the order of Principal, (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"), each in connection with the following loan transaction:

Borrower Name(s): Gina C Lathem & Donald N Lathem, Jr
Address of Property: 3008 Piper Way
City, State, Zip Code: Hoover, Al 35244
Loan Number: 940276512

giving and granting unto said attorney-in-fact, through its authorized officers and employees, full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to exercise the foregoing powers as fully, to all intents and purposes, as Principal might or could do and perform by itself, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

Principal and AmRes hereby acknowledge and agree that AmRes has an interest in the subject matter of the power granted herein, and immediately upon and concurrently with the closing of the loan, AmRes is hereby vested irrevocably with the power granted herein and that Principal does hereby forever renounce all right to revoke this Limited Irrevocable Power of Attorney or any of the powers conferred 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 AmRes is authorized to perform by this power.

The power of attorney granted herein shall not be affected by any incapacity, dissolution, insolvency, liquidation, bankruptcy or death of the Principal.

Executed this 22nd day of June, 1994

By: Carl Wayne Simmons
As: Owner

Inst # 1994-20130

STATE OF Alabama

COUNTY OF Shelby

06/24/1994-20130
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 SNA 8.50

I, the undersigned, a Notary Public in and for, and residing in the County and State aforesaid, so hereby certify that before me, personally appeared Carl Wayne Simmons, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

(SEAL)

My Commission Expires: 4/28/98