

## LIMITED IRREVOCABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Mortgage Professionals Inc., a (corporation/partnership/sole proprietorship) with its principal offices at 1855 Data Drive Suite 110 Birmingham AL 35244 County of Jefferson and State of AL ("Principal") does hereby make, constitute and appoint American Residential Mortgage Corporation of the City of ATLANTA, County of DEKALB and 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): David M. Leath & Ellen F. Leath  
Address of Property: Butler Road  
City, State, Zip Code: Alabaster, AL 35115  
Loan Number: American Residential #940-435407

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 27<sup>th</sup> day of July, 1994

By:   
Its: Steve Shaw  
President

INST # 1994-30442

10/06/1994-30442  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 11.00

Corporation

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned a notary public in and for, and residing in the County and State aforesaid, do hereby certify that on this 27th day of July, 1994, before me, personally appeared Steve L. Shaw, who acknowledged himself to be President of Mortgage Professionals, Inc a corporation incorporated under the laws of the state of Alabama, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by himself as its officer.

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

Anne R. Strickland  
Notary Public My commission expires 5-11-97

(SEAL)

Inst # 1994-30442

Partnerships

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

10/06/1994-30442  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 11.00

I, \_\_\_\_\_ a notary public in and for, and residing in the County and State aforesaid, do hereby certify that the foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_, by \_\_\_\_\_ partner (or agent) on behalf of \_\_\_\_\_ a partnership.

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

\_\_\_\_\_  
Notary Public

(SEAL)