

LIMITED DURABLE POWER OF ATTORNEY

STATE OF GEORGIA
COUNTY OF GWINNETT

KNOW ALL MEN BY THESE PRESENTS, that, Rhonda K. Britz (hereinafter referred to as "Principle"), does by these presents make, constitute and appoint Leonard J. Britz as my true and lawful agent and attorney-in-fact (hereinafter referred to as "Agent") to do and perform for me in my name, place and stead, and for my use and benefit, to execute any and all documents necessary to secure and close a conventional loan in the approximate amount of One hundred and twenty five thousand five hundred and twenty Dollars (\$125,520.00) from PHH Mortgage Services at a rate of interest not to exceed 6 and 7/8 percent per year amortized for thirty (30) years, in conjunction with the purchase of the property described as follows: 3641 Robin Circle, Birmingham, AL 35242 including note, mortgage, HUD Certification, Truth-In-Lending forms and any and all other forms, instruments and documents required by PHH Mortgage Services, and/or the closing attorney.

I further give and grant unto my said attorney-in-fact and agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Agent shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by my disability, incompetency, or incapacity, but shall be deemed to be durable in accordance with Alabama Code Section 26-1-2 (1975).

The execution and delivery by Agent of any conveyance, paper, instrument or document in my name and behalf shall be conclusive evidence of Agent's approval of the consideration therefore, and of the form and contents thereof, and that Agent deems the execution thereof on my behalf necessary and desirable.

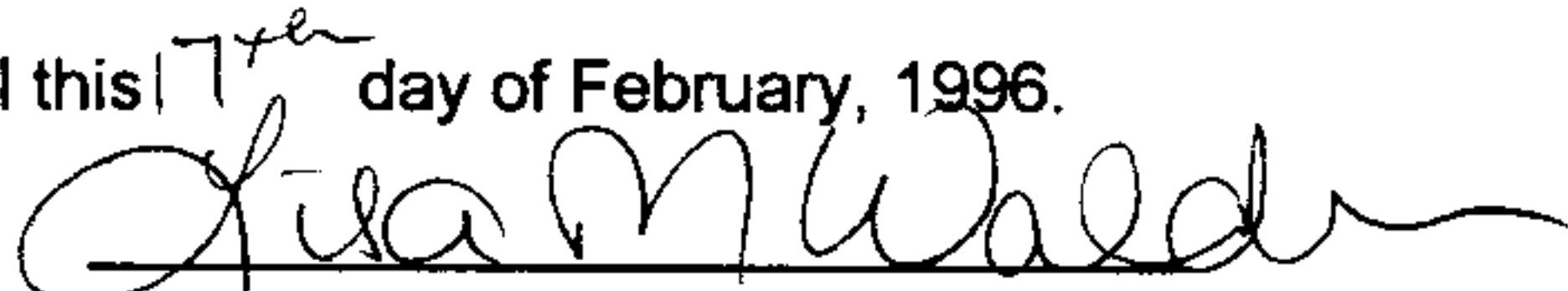
IN WITNESS WHEREOF, the undersigned has executed this limited power of attorney on the 17th day of February, 1996.


Rhonda K. Britz

STATE OF GEORGIA
COUNTY OF GWINNETT

I the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda K. Britz whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, is executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 17th day of February, 1996.


Notary Public

My Commission Expires:

Notary Public Gwinnett County Georgia.
My Commission Expires June 22, 1998

03/06/1996-07432
12:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 8.50

1996-07432