

AFTER RECORDING, PLEASE RETURN TO:
COLONIAL MORTGAGE COMPANY
ONE COMMERCE STREET
5TH FLOOR RECORDS MANAGEMENT
MONTGOMERY, AL 36104

LIMITED POWER OF ATTORNEY
(Residential Mortgage Brokers, Inc.)
(Branch Form)

KNOW ALL MEN BY THESE PRESENTS:

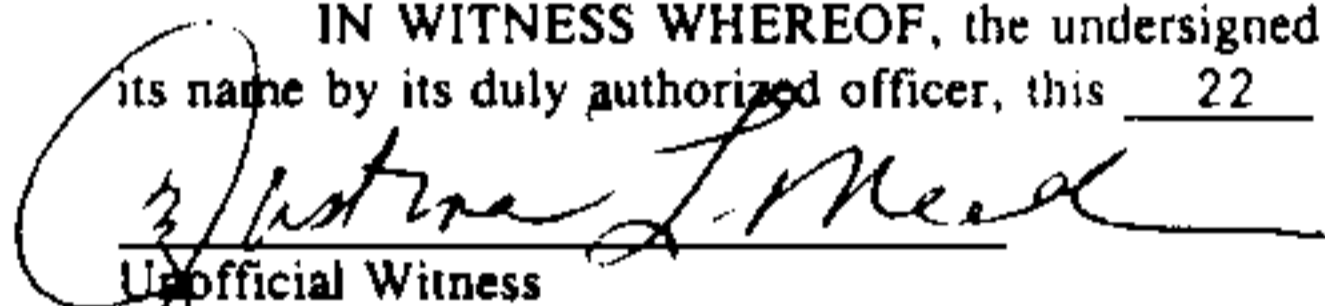
That the undersigned, Residential Mortgage Brokers, Inc., (hereinafter referred to as the "Correspondent"), of the County of DEKALB, and State of Georgia, has made and appointed, and BY THESE PRESENTS does make, constitute and appoint Thomas Mayo, Sue Messick, Deborah Ford, Charles Bradshaw of Colonial Mortgage Company of the County of Fulton, and State of Georgia its true and lawful attorney for and in its name and stead to:

Execute any and all documents for the purpose of assigning and transferring to Colonial Mortgage Company, or to any other assignee or entity a certain mortgage, deed of trust, security deed, security instrument and note, including, but not limited to, an assignment of mortgage, deed of trust, security deed, or security instrument, note endorsement and note allonge for the following loan transaction:

Borrower(s) Name(s): **SANFORD N. AND JOYCE M. BUCKLES**
 Address of Property: **753 BAILEY BROOK CIRCLE**
 City, State, Zip Code: **HOOVER, AL. 35244**
 Loan Number: **AT 23373**

giving and granting unto its said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as Correspondent might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that its said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, the undersigned Correspondent has caused this instrument to be executed in its name by its duly authorized officer, this 22 day of MARCH, 19 96.

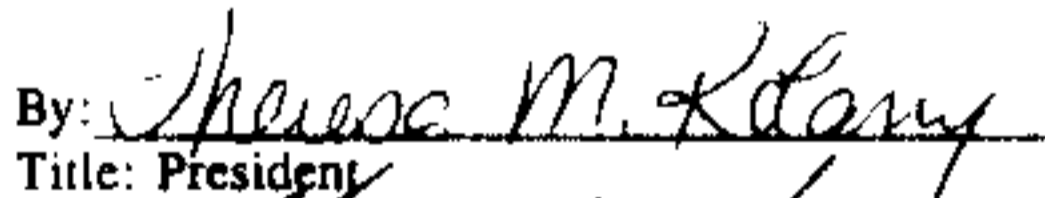

 Unofficial Witness


 Notary Public

My Commission Expires:

Notary Public, Fulton County, Georgia
 My Commission Expires August 9, 1997

Residential Mortgage Brokers, Inc.

By: 
 Title: President

By: 
 Title: VICE PRESIDENT

(Corporate Seal)

Inst # 1996-13041

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04/22/1996-13041
 11:34 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MEL 8.50