

QUIET TITLE BOND

20061212000603050 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
12/12/2006 01:53:26PM FILED/CERT

BOND NO. SB326013

\$153,000.00

KNOW ALL MEN BY THESE PRESENTS, THAT TIFFANY D. CONNER, AS PRINCIPAL, AND PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF PENNSYLVANIA, AS SURETY, ARE HELD AND FIRMLY BOUND UNTO SERVICELINK, DIVISION OF CHICAGO TITLE INSURANCE COMPANY IN THE PENAL SUM OF ONE HUNDRED FIFTY-THREE THOUSAND AND NO/100 - - - DOLLARS, LAWFUL MONEY OF THE UNITED STATES, TO THE PAYMENT OF WHICH WELL AND TRULY TO BE MADE, WE HEREBY BIND OURSELVES AND OUR HEIRS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY FIRMLY BY THESE PRESENTS.

WHEREAS, TIFFANY D. CONNER IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

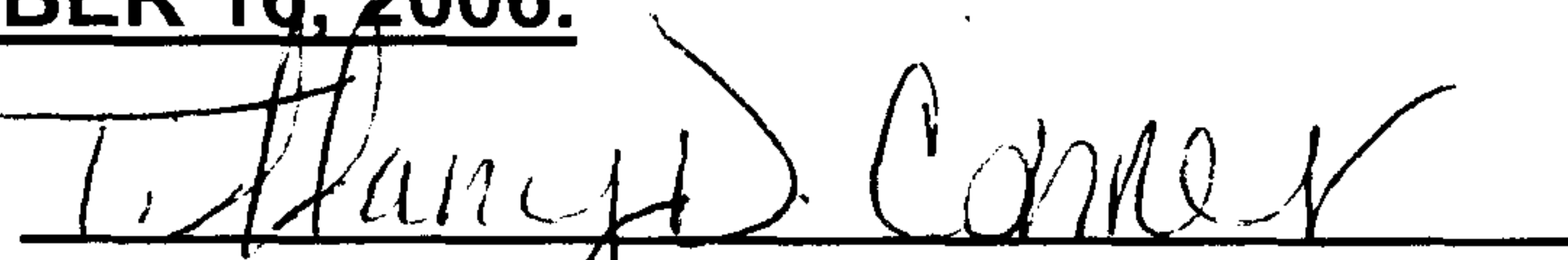
SEE ATTACHED LEGAL DESCRIPTION

WHEREAS THE SAID TIFFANY D. CONNER NOW DESIRES TO MORTGAGE OR SELL SAID REAL ESTATE AND HAS APPLIED TO SERVICELINK, DIVISION OF CHICAGO TITLE INSURANCE COMPANY FOR A TITLE INSURANCE POLICY, AND,


WHEREAS, SERVICELINK, DIVISION OF CHICAGO TITLE INSURANCE COMPANY IS UNWILLING TO INSURE THE TITLE OF SAID REAL ESTATE WITHOUT BEING PROPERLY INDEMNIFIED AGAINST ANY LOSS OR FOR ANY CLAIMS ARISING FROM RIGHTS OF PERSONS ENTITLED TO REDEEM REAL ESTATE UNDER THE STATUTES OF ALABAMA WHICH RIGHTS WILL EXIST DURING THE STATUTORY PERIOD NOVEMBER 16, 2006 THROUGH MARCH 7, 2007.

NOW, THEREFORE, IF THE PRINCIPAL SHALL INDEMNIFY AND HOLD HARMLESS SAID SERVICELINK, DIVISION OF CHICAGO TITLE INSURANCE COMPANY FOR AND ON ACCOUNT OF ANY CLAIMS AS ABOVE DESCRIBED, THEN THIS OBLIGATION SHALL BE VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS, WHEREOF, THE PRINCIPAL AND SURETY HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS NOVEMBER 16, 2006.


TIFFANY D. CONNER

PENNSYLVANIA NATIONAL MUTUAL
CASUALTY INSURANCE COMPANY


H. CARLTON RUSHIN
ATTORNEY-IN-FACT



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Exhibit "A"

Legal Description

All that certain parcel of land situate in the County of Shelby and State of Alabama being known as Lot 80-C, according to the Map and Survey of Forest Lakes Sector 2, Phase 2, as recorded in Map Book 29, Page 127, in the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from Deutsche Bank Company Americas F/K/A BankersTrust Company As Trustee, by and through Michael Corvin as auctioneer and attorney-in-fact, to Deutsche Bank Company Americas F/K/A BankersTrust Company As Trustee, as described in Deed Instrument 2006-134260, Recorded 03/22/2006 in SHELBY County Records.

Tax ID: 09-5-22-0-004-042-000

PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY

Harrisburg, Pennsylvania

POWER OF ATTORNEY



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Know All Men By these Presents, That PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania, does hereby make, constitute and appoint PATTON BRADFORD, JR., THOMAS A. ROBERTS, H. CARLTON RUSHIN, PATSY PARRISH, ALL OF BIRMINGHAM, AL (EACH)

its true and lawful Attorney(s)-in-Fact to make, execute, seal and deliver for and on its behalf as surety as its act and deed: ANY AND ALL BONDS AND UNDERTAKINGS PROVIDED THE AMOUNT OF NO ONE BOND OR UNDERTAKING EXCEEDS THE SUM OF -----UNLIMITED-----

ALL POWER AND AUTHORITY HEREBY CONFERRED SHALL HEREBY EXPIRE AND TERMINATE WITHOUT NOTICE AT MIDNIGHT OF THE 30TH DAY OF APRIL 2009, AS RESPECTS EXECUTION SUBSEQUENT THERETO.

And the execution of such bonds in pursuance of these presents shall be as binding upon said Company as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Harrisburg Pennsylvania, in their own proper persons.

This appointment is made by and under the authorization of a resolution adopted by the Board of Directors of the Company on October 24, 1973 at Harrisburg, Pennsylvania, which resolution is shown on the reverse side hereof and is now in full force and effect. In Witness Whereof: PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY has caused these presents to be signed and its corporate seal to be affixed on APRIL 5, 2004

PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY



Kenneth R. Shutts, Executive Vice-President, Secretary & General Counsel

Commonwealth of Pennsylvania, County of Dauphin – ss:

On APRIL 5, 2004, before me appeared Kenneth R. Shutts to me personally known, who being by me duly sworn, did say that he resides in the Commonwealth of Pennsylvania, that he is Executive Vice-President, Secretary & General Counsel of PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, That he is the individual described in and who executed the preceding instrument, and that the seal affixed on said instrument is the corporate seal of said Company, and that said instrument was signed and sealed on behalf of said Company by authority and direction of said Company, and the said office acknowledged said instrument to be the free act and deed of said Company.



Notary Public

Commonwealth of Pennsylvania, County of Dauphin – ss:

Notarial Seal
Jacqueline A. Ellis, Notary Public
City Of Harrisburg, Dauphin County
My Commission Expires Dec. 19, 2005

Member, Pennsylvania Association of Notaries

I, Michael F. Greer, Vice President, Surety & Fidelity of the PENNSYLVANIA NATIONAL MUTUAL CASUALTY INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by the said Company, which is still in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said Company on November 16, 2004

Vice President, Surety & Fidelity

IMPORTANT NOTICE: This border must be RED in color. If it is not RED, this is not a certified copy. Telephone us at Area Code 717-255-6870. ►

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RESOLUTION
adopted by the Board of Directors of
Pennsylvania National Mutual Casualty Insurance Company
on October 24, 1973

RESOLVED, that (1) the President, any Vice President, the Secretary, or any Department Secretary shall have power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Company, and affix the Company's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any of such Officers of the Company may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-Fact with authority to execute waivers and consents on behalf of the Company; and (3) the signature of any such Officer or of any Assistant Secretary or Department Assistant Secretary and the Company seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such Officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.