

20070502000202650 1/4 \$20.00  
Shelby Cnty Judge of Probate, AL  
05/02/2007 11:03:08AM FILED/CERT

**Record and Return to:**

Chicago Title 1365964  
ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001

**REAL PROPERTY AND MANUFACTURED HOME  
LIMITED POWER OF ATTORNEY**

0159240076

*(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)*

The undersigned borrower(s) whether one or more each referred to below as "I" or "me" residing at

918 HWY 331, COLUMBIANA, AL 35051

918 HWY 331, COLUMBIANA, AL 35051

Buyer/Owner of the following manufactured home:

<u>USED</u> New/Used	<u>0000</u> Year	<u>PALM HARBOR</u> Manufacturer's Name	
<u>AMERICA'S BEST/N/A</u> Model Name /Model No.		<u>60 X 24</u> Length/Width	
<u>PH 1493077078A</u> Serial No. 1	<u>PH 1493077078B</u> Serial No. 2	Serial No. 3	Serial No. 4

permanently affixed to the real property located at \_\_\_\_\_

918 HIGHWAY 331, COLUMBIANA, AL 35051

*(Property Address)*

and as more particularly described on Exhibit A attached hereto (the "Real Property"), does hereby irrevocably make, constitute, appoint and authorized with full powers of substitution

WELLS FARGO BANK, N.A.

("Lender"),

P. O. BOX 5137, DES MOINES, IA 50306-5137

its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated 12th day of APRIL, 2007 executed by the undersigned in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the manufactured home designated above, and to have Lender (or its designee) designated as lienholder on the certificate of title for the manufactured home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the manufactured home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the manufactured home as real estate for tax purposes or to

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meet any other requirements in order for the loan/financing secured by the manufactured home and real estate described on Exhibit A to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the manufactured home, the indebtedness secured by the manufactured home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the manufactured home, the Property and any other property sold with it. The undersigned borrowers acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number for the manufactured housing unit may not be available. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon receipt of the serial number, I understand and agree that the above items may be completed and corrected to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy of facsimile of this instrument may act hereunder, and i for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims tht may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is couple with an interest in the transaction and is irrevocable. This power of attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do futher grant unto said Attorney-in-Fact full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

WITNESS my hand and seal this 12 day of April 2007

Robin K Ballard  
ROBIN K BALLARD -Borrower

Myra G. Ballard  
MYRA G BALLARD -Borrower

Ray E Hancock  
Witness

\_\_\_\_\_  
Witness



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STATE OF Alabama )  
 )SS.  
COUNTY OF Shelby )

I, the undersigned Notary Public, in and for the aforesaid State and County, do hereby certify that Robin K. Ballard and Myia G. Ballard


Borrower(s), personally appeared before me in said County and acknowledged the within instrument to be their act and deed. Given under my hand and seal this 12 day of April 2007.

Nancy E. Howard III  
Notary Public

State of Alabama

My commission expires: 12-16-2009

**Exhibit "A"**  
**Legal Description**

  
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All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as follows:

Lot 4, according to the survey of Ruth S. Barrett Subdivision, as recorded in Map Book 13, Page 5, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Being the same property as conveyed from Charles E. Barrett and Roth S. Barrett, husband and wife to Robin Kendall Ballard and Myra G. Ballard, husband and wife, as joint tenants with rights of survivorship, as described in Deed Book 217 at Page 181, Dated 12/08/1988, Recorded 12/08/1988 in SHELBY County Records.

Tax/Parcel ID: 22-1-12-0-000-003.005