
20100924000314210 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
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This Document was Prepared By and

After Recording Please Return To:

MGC MORTGAGE, INC.

Attn: Carissa Golden, Manager

Post Closing/Lien Release

7195 Dallas Parkway

Plano, TX 75024

866-544-9820

BC: 707318 (09-014 BB)

RECORD 1ST

PLEASE RECORD PRIOR TO THE ENCLOSED ASSIGNMENT(S)

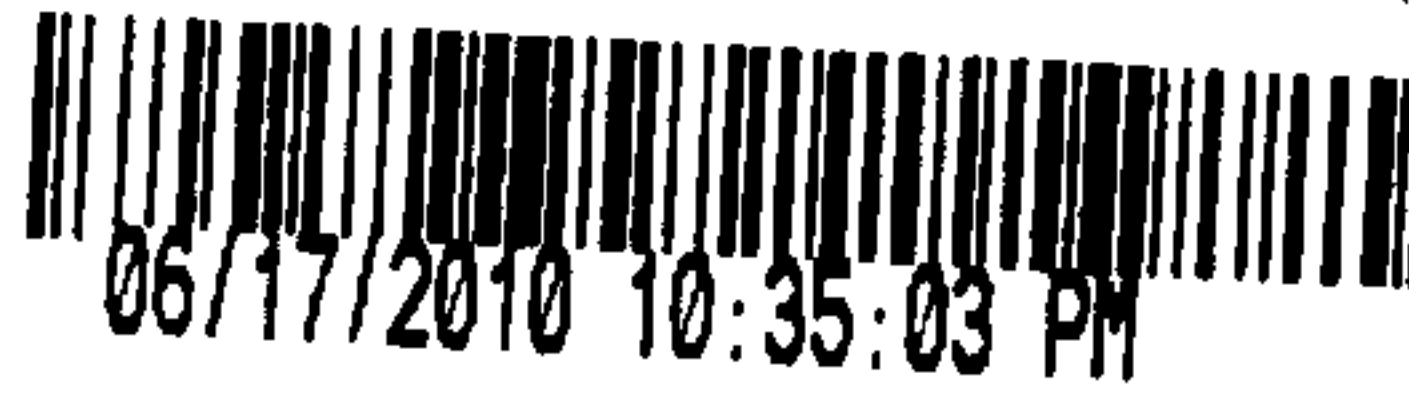
LIMITED POWER OF ATTORNEY

COUNTY / PARISH NAME:

Shelby

STATE:

AL



201000152614

POA 1/4

MERS LIMITED POWER OF ATTORNEY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation ("MERS") and a wholly owned subsidiary of MERSCORP, Inc., a Delaware corporation ("MERSCORP"), hereby appoints the attached list of persons [Schedule A] as Attorneys-in-Fact ("Agents") for MERS for the limited purpose of executing documents and taking certain other actions as set forth below for those certain loans (the "FDIC Loans") secured by mortgages or deeds of trusts held by MERS as mortgagee or beneficiary in a nominee capacity for the FEDERAL DEPOSIT INSURANCE CORPORATION (the "FDIC"), AS RECEIVER FOR New South Federal Savings Bank (the "Receiver") (Org Id 1000207).

- (1) Release the lien of any FDIC Loan registered on the MERS® System that is shown to be registered to the Receiver;
- (2) assign the lien of any FDIC Loan naming MERS as the mortgagee when the Receiver is also the current promissory note-holder, or if the FDIC Loan is registered on the MERS® System, is shown to be registered to the Receiver;
- (3) execute any and all documents necessary to foreclose (or post-foreclosure, to sell to another entity) any property securing any FDIC Loan registered on the MERS® System that is shown to be registered to the Receiver, including but not limited to (a) substitution of trustee on Deeds of Trust, (b) Trustee's Deeds upon sale on behalf of MERS, (c) Affidavits of Non-military Status, (d) Affidavits of Judgment, (e) Affidavits of Debt, (f) quitclaim deeds, (g) Affidavits regarding lost promissory notes, and (h) endorsements of promissory notes to VA or HUD on behalf of MERS as a required part of the claims process;
- (4) take any and all actions and execute all documents necessary to protect the interest of the Receiver, the beneficial owner of the FDIC Loans, or MERS, in any bankruptcy proceeding regarding a FDIC Loan registered on the MERS® System that is shown to be registered to the Receiver, including but not limited to: (a) executing Proofs of Claim and Affidavits of Movant under 11 U.S.C. Sec. 501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules, (b) entering a Notice of Appearance, (c) vote for a trustee of the estate of the debtor, (d) vote for a committee of creditors, (e) attend the meeting of creditors of the debtor, or any adjournment thereof, and vote on behalf of the Receiver, the beneficial owner of the FDIC Loans, or MERS, on any question that may be lawfully submitted before creditors in such a meeting, (f) complete, execute, and return a ballot accepting or rejecting a plan, and (g) execute reaffirmation agreements;
- (5) take any and all actions and execute all documents necessary to refinance, subordinate, amend, or modify any and all FDIC Loans registered on the MERS® System that is shown to be registered to the Receiver; and
- (6) endorse checks made payable to Mortgage Electronic Registration Systems, Inc., to the Receiver that are received by the Receiver for payment on any FDIC Loan registered on the MERS® System that is shown to be registered to the Receiver.



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Agent(s) shall have full power and authority to act on behalf of MERS in these limited matters. This power and authority shall authorize Agent(s) to exercise all of MERS legal rights and powers, including all rights and powers that MERS may acquire in the future with regard to the FDIC Loans.

This Limited Power of Attorney shall be construed narrowly as a limited power of attorney. The description of specific powers above is intended to limit or restrict the powers granted in this Limited Power of Attorney.


This Limited Power of Attorney shall become effective immediately upon execution and shall expire (i) upon the termination or earlier repudiation (by the Receiver under 12 U.S.C. § 1821(e)) of the New South Federal Savings Bank - MERS Agreement (as defined in the Letter Agreement), and (ii) as to any Agent(s), at such time as such Agent is no longer an employee or agent of the FDIC. This Limited Power of Attorney may be revoked by MERS and/or MERSCORP by providing written notice to Agent(s), but only at a time after all of the FDIC Loans have been transferred by MERS to the Receiver or a third party or parties designated by the Receiver.

Dated May 26, 2010.

Mortgage Electronic Registration Systems, Inc.,
a Delaware Corporation

By: _____

William C. Hultman
Corporate Secretary


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SCHEDULE A

Federal Deposit Insurance Corporation, as Receiver for New South Federal Savings Bank (Org Id 1000207)

List of Agents for Mortgage Electronic Registration Systems, Inc.

Alford, Aimee
Allison Martin
Bartzatt, Doug
Bettencourt, Helaine
Boyles, James
Brock Henslee
Brown, Thronton
Carissa Golden
Ceaser, Angela
Ciurlino, Brent
Cohen, Steve
Dea, Linda
Doan, Donald
Donna Koestner
Ferrulli, Anthony
Flook, Marilyn
Flores, Theresa
Gass, Robert
Gilroy, Greg
Gray, H. Jim
Hansen, Terri
Hearn, Janice S.
Henkes, Janine
Herrin, Richard
Herron, C. Ray
Houska, Tom
Jackson, Diane
Jo Evans
Jones, Blake D.
Jones, Ophelia
Karapetian, Marina
Kato, Ed
Koontz, Robert G.
LaRue, Donna
Lee, Michael Cody
Lewis, Gary L.
Lubow, Beckie

Malami, Ralph
Manning, Robert
Mason, Enrique
Massey, Ed
Massey, Wade
Menzel, Christian E.
Michael Barnett
Micheal, Matt
Moran, Tom
Nadal, Lonnie
Owens, George
Parrish, Jim
Patterson, Campbell L.
Pietri, Cesar
Powers, Cathy
Ratkovic, Jim
Robert, Victor
Rouch, Terry
Salmon, Richard
Saville, Linda
Scheuer, Peter
Schultz, Ellen
Sherrill, Phillip J.
Smith, Denyail
Smith, Jay
Stell, David
Terry, William
Thomas, Phillip W.
Tong, Jeff
Trimper, Daniel R.
Troquille Jr., Willard
Uchino, Gary
Walker, Dan
Wielinski Jr., Lawrence A.
Woodward, Douglas E.
Zvara, William



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ACKNOWLEDGMENT

STATE OF VIRGINIA

COUNTY OF FAIRFAX

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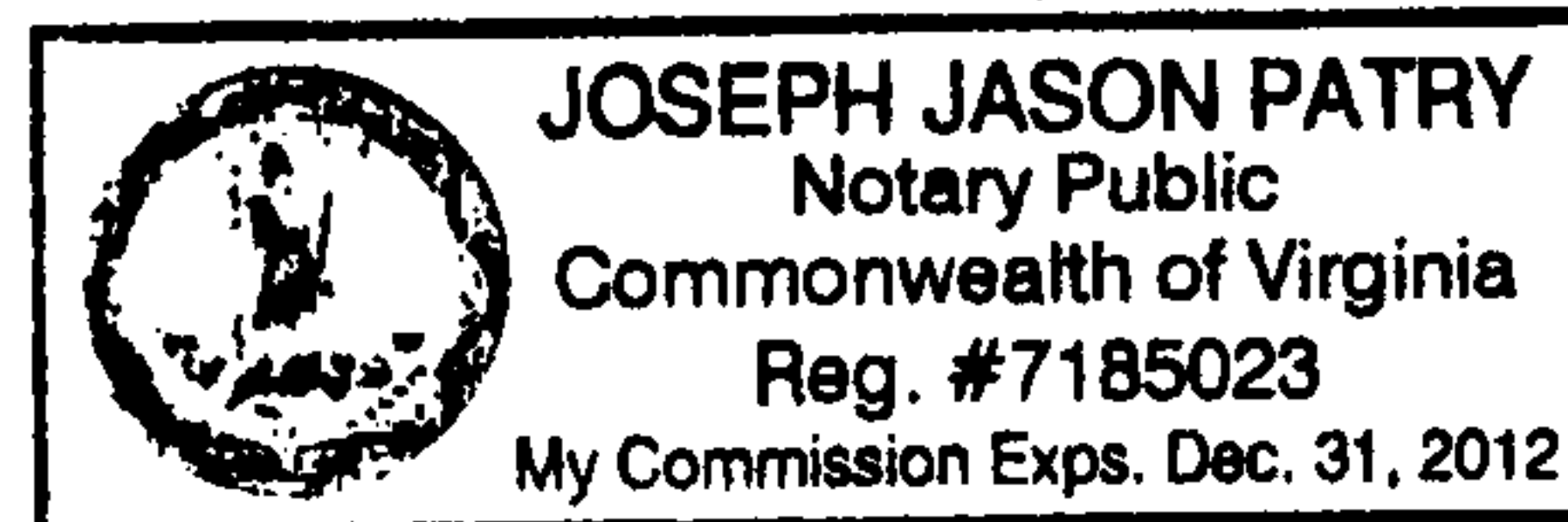


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This instrument was acknowledged before me on the 26th day of May, 2010, by William C. Hultman, a duly authorized representative of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of said corporation.



Notary Public, State of Virginia



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/17/2010 10:35:03 PM
\$20.00





201000152614

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

JUN 24 2010



COUNTY CLERK, Dallas County, Texas

By  Deputy