

Prepared by and after
recording mail to:
Marlin Stephens
United Lender Services Corp.
2000 Cliff Mine Rd.
Suite 610
PITTSBURGH, PA 15275
(866) 902-7569

Parcel ID # 13-6-13-3-004-053-000

LIMITED POWER OF ATTORNEY

13596

I/we, Leah A Moseley, of 316 Coales Branch Circle PELHAM, AL 35124, do hereby irrevocably name Linda Tetzlaw, Rachael Schoppe, Katelyn Busch, Chris Kane, or Regina Roby of United Lender Services Corp., 2000 Cliff Mine Rd. Suite 610 PITTSBURGH, PA 15275 as my true and lawful Attorney-in-Fact. I/we hereby grant Linda Tetzlaw, Rachael Schoppe, Katelyn Busch, Chris Kane, or Regina Roby (hereinafter described as "Attorney-in-Fact") full authority to execute and record in my/our name(s), place and stead, any and all documents, including, but not limited to, applications, Mortgages, Deeds, Deeds of Trust, security instruments, affidavits, certificates or other documents pertaining to the loan(s) made by me/us in favor of ING Bank, FSB, or its assignee(s) to be secured by the parcel of real property commonly known as 316 Coales Branch Circle PELHAM, AL 35124. My Attorney-in-Fact shall be authorized to execute any and all documents which may be necessary to complete the loan(s) from me/us to ING Bank, FSB, including, but not limited to, any transfer or recording documents required by the County of Shelby and State of AL. This Limited Power of Attorney shall become effective immediately and shall not terminate or otherwise be affected by our subsequent disability or incapacity. ALSO be authorized to execute any and all documents which may be REQUESTED BY THE LENDER, TITLE INSURANCE AGENT OR TITLE INSURANCE COMPANY necessary to complete the loan(s) from me/us to ING Bank, FSB, including, but not limited to, any transfer, TAX, or recording documents required by the County of Shelby and State of AL, AND ANY DOCUMENTS NEEDED TO TERMINATE MORTGAGES/DEED OF TRUST, LINES OF CREDIT OR OTHER DOCUMENTS NEEDED TO PUT LENDER INTO A FIRST LIEN POSITION.

This Limited Power of Attorney is only applicable to Reference/Order Number 13596, Loan Number 75600217 and shall terminate only upon the recording of the appropriate loan documents and when all post-closing matters are fully accomplished.

This Limited Power of Attorney is only applicable to loan(s) made by me/us in favor of ING Bank, FSB, or its assignee(s) to be secured by the parcel of real property commonly known as 316 Coales Branch Circle PELHAM, AL 35124.

I/we may revoke this Limited Power of Attorney at any time by providing written notice to my Attorney-in-Fact. However, such revocation shall not be effective as to third parties acting in reliance upon this Limited Power of Attorney if recorded, unless and until the revocation is similarly recorded.

I/we hereby ratify and confirm all actions which have been or may be taken by my/our Attorney-in-Fact which are consistent with the terms of this Limited Power of Attorney. I/we am/are signing this Limited Power of Attorney willingly and as my free and voluntary act for the purposes expressed herein. I am eighteen years of age or older, of sound mind and under no undue constraint or influence.

Leah A. Moseley
Leah A Moseley, Grantor

Date: 8/16/2011

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leah A Moseley whose name(s) is/are signed to the foregoing, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of August, 2011.

Carla J. Barlow
Notary Public Carla J. Barlow

My commission expires: 11/1/13

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: NOV 1, 2013
CONFIRMATION BY NOTARY PUBLIC UNDERWRITERS

(seal)