

LIMITED POWER OF ATTORNEY

**20160818000295710
08/18/2016 09:09:43 AM
POA 1/3**

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WELLS FARGO BANK, N.A. ("Wells Fargo"), by these presents does hereby make, constitute and appoint Boston National Title Agency, a Limited Liability Company, by and through the individuals identified on Schedule I attached hereto ("Attorney-in-Fact"), Wells Fargo's true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers, the Actions (as such term is defined herein) in Wells Fargo's name, place and stead.

As used above, the term "Actions" shall mean and be limited to the following acts, and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

Execute or file any and all documents, and take any and all actions necessary to cause the transfer of all right, title and interest of Wells Fargo in respect of a property acquired by Wells Fargo through a foreclosure or deed in lieu of foreclosure to the U.S. Department of Housing and Urban Development (HUD).

Execute or file any and all documents, and take any and all actions necessary to cause the reconveyance of all right, title and interest of HUD back to Wells Fargo in respect of a property previously conveyed by Wells Fargo to HUD.

With respect to the Actions, Wells Fargo gives to said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

The Attorney-in-Fact hereby agrees to indemnify and hold Wells Fargo, harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the misuse of this Limited Power of Attorney by the Attorney-in-Fact. The foregoing indemnity shall survive the termination of this Limited Power of Attorney.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of Iowa without regard to conflicts of law principles of such state and is valid only through March 31, 2017, unless cancelled prior to said date.

[Remainder of page intentionally left blank]

20160818000295710 08/18/2016 09:09:43 AM POA 2/3

IN WITNESS WHEREOF, Wells Fargo Bank, N.A. has caused these presents to be signed and acknowledged in its name and behalf by Michael Barnas, its duly elected and authorized Vice President, and by Jeanine Flies, its duly elected and authorized Vice President, on this 12 day of April, 2016.

NO CORPORATE SEAL

WELLS FARGO BANK, N.A.

Barbara Valdez
Witness: Barbara Valdez

By: Michael Barnas
Name: Michael Barnas
Title: Vice President

Rachel L. Talamantez
Attest: [Notary] Rachel L. Talamantez

Gregory Edmon Burgess
Witness: Gregory Edmon Burgess

By: Jeanine Flies
Name: Jeanine Flies
Title: Vice President

Stephanie Postel
Attest: [Notary] Stephanie Postel

CORPORATE ACKNOWLEDGMENT

State of Texas
County of Bexar

On this 14th day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Barnas personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: Rachel L. Talamantez
Rachel L. Talamantez



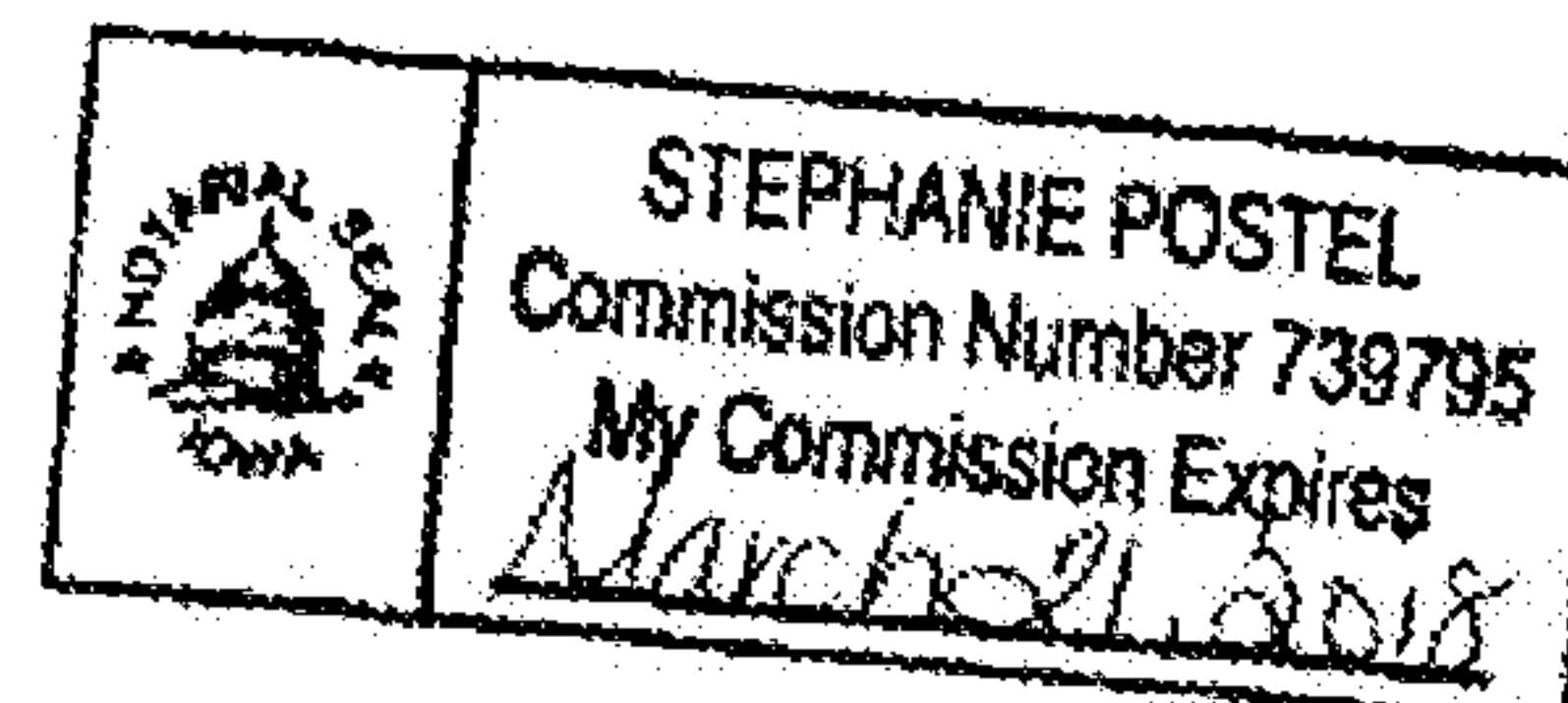
My commission expires: 5/24/16

State of Iowa
County of Dallas

On this 12 day of April, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeanine Flies personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: Stephanie Postel
Stephanie Postel



My commission expires: March 21, 2018

SCHEDULE I

AUTHORIZED SIGNERS OF ATTORNEY-IN-FACT

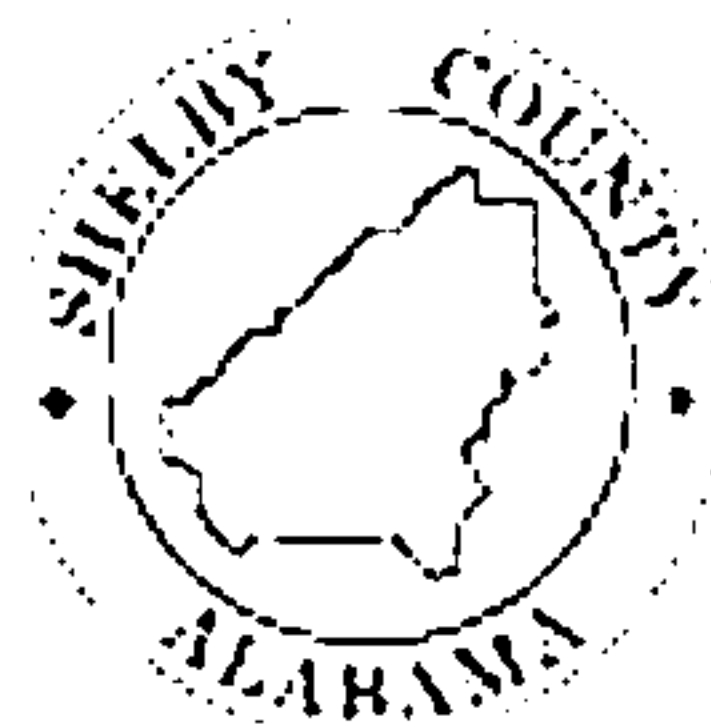
Jason Bossers

Tracy Suter

Nathan Bossers

Michael Wilt

Cheryl Bowley



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 09:09:43 AM
\$21.00 CHERRY
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A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text block.