SCRIVENER'S AFFIDAVIT

(Mortgage)

18-01387-FC

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

20190129000030160 1/6 $32.00
Shelby Cnty Judge of Probate, AL
01/29/2019 01:55:03 PM FILED/CERT

Before me the undersigned authority, personally appeared Joseph H. Kelly, Jr., as Vice President of Ditech Financial LLC f/k/a Green Tree Servicing LLC, who after having being duly sworn, deposes and states the following:

1. My name is Joseph H. Kelly, Jr. and I am Vice President of Ditech Financial LLC FKA Green Tree Servicing LLC.

2. Jim Walter Homes, Inc. was the scrivener of that certain Mortgage between Jim Walter Homes, Inc. and Joel D. Ellison, Sr. and wife Elizabeth A. Ellison which was executed February 26, 2008 and recorded March 31, 2008 in Instrument No. 20080331000128690 Shelby County, Alabama Probate Office.

3. This Affidavit is given in order to clarify the marital status contained in said Mortgage.

4. On February 26, 2008, which was the date Joel D. Ellison, Sr. and Elizabeth A. Ellison signed said Mortgage, they were husband and wife.

5. It was and is the intent of Joel D. Ellison, Sr. and Elizabeth A. Ellison that said Mortgage identify their marital status as husband and wife and that the Mortgage be reformed to reflect their marital status.

6. Jim Walter Homes, LLC f/k/a Jim Walter Homes, Inc. has appointed Ditech Financial LLC as its true and lawful agent and attorney in fact to execute scrivener's affidavits on its behalf. See Limited Power of Attorney attached hereto as Exhibit "A".

Jim Walter Homes, LLC

By: Ditech Financial LLC FKA Green Tree Servicing LLC its Attorney in Fact

By: _____
Joseph H. Kelly, Jr.
Vice President

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph H. Kelly, Jr. whose name as Vice President for Ditech Financial LLC FKA Green Tree Servicing LLC, as Attorney in Fact for Jim Walter Homes, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of December, 2018.

[Notary Seal]

Notary Public State of Florida
Candace V Gibbs
My Commission GG 199984
Expires 06/17/2022

Candace V Gibbs
Notary Public
My Commission Expires: 6/17/22

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Exhibit "A"

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FORM OF POWER OF ATTORNEY

LIMITED POWER OF ATTORNEY

THIS LIMITED POWER OF ATTORNEY is hereby granted by Jim Walter Homes, LLC (f/k/a Jim Walter Homes, Inc.), a Florida limited liability company ("Company"), to Ditech Financial LLC, a Delaware limited liability company ("Ditech").

W I T N E S S E T H

WHEREAS, Company is now, has been, and in the future may be, the holder of certain promissory notes, mortgages, deeds of trust, deeds to secure debt, assignment of rents and/or mortgage deeds which encumber certain real property (the "Property"); and

WHEREAS, Ditech is now, and in the future will be the servicer of certain accounts, promissory notes, mortgages, deeds of trust, deeds to secure debt, assignment of rents and/or mortgage deeds which encumber the Property.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, Company, by these presents does hereby make, constitute and appoint Ditech as Company's true and lawful agent and attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers and designated agents, the Actions (as such term is defined herein) in Company's name, place and stead.

As used above, the term "Actions" mean and are limited to the following acts, in each case only with respect to one or another of the Properties and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions:

1) execute such documents as are necessary to assign or modify the note or contract for the Property;
2) execute such documents as are necessary to assign or modify the mortgage, deed of trust, lien and any other security instruments as necessary for the Property;
3) execute documents and instruments necessary to release all obligations under any contract or promissory note or related document with respect to the Property;
4) execute documents and instruments necessary to release any and all mortgages, deeds of trust, security instruments, liens, security interests or related documents with respect to the Property;
5) execute documents and instruments necessary to consent to a subordination, partial release or easement related to the Property;
6) execute any and all documents in connection with foreclosure, repossession, the taking of a deed in lieu of foreclosure, the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
   (i) the substitution of trustee(s) serving under a mortgage or deed of trust, in accordance with state law and the mortgage or deed of trust;
   (ii) the preparation and issuance of statements of breach or non-performance;
   (iii) the preparation and filing of notices of default and/or notices of sale;
   (iv) the cancellation/rescission of notices of default and/or notices of sale;
   (v) the taking of a deed in lieu of foreclosure; and
   (vi) the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the mortgage, deed of trust or state law to expeditiously complete said transactions in paragraphs (6)(i) through (6)(v), above;
7) execute such deeds, titles and other documents as are necessary sell or convey real or personal property securing the Property and/or to correct scrivener's errors;

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8) endorse checks and other payment instruments that are payable to the order of Jim Walter Homes, LLC (f/k/a Jim Walters Homes, Inc.) and that have been received by Servicer from mortgagors or any insurer in respect of insurance proceeds related to any Property; and

9) take any other action necessary or appropriate to enable Servicer to carry out its servicing and administrative duties under any applicable servicing agreement, document, instrument or other similar obligation.

With respect to the Actions, Company 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 may lawfully do or cause to be done by authority hereof.

Nothing contained herein is construed to grant Servicer the power to (i) initiate or defend any suit, litigation, or proceeding in the name of Company or be construed to create a duty of Company to initiate or defend any suit, litigation, or proceeding in the name of Servicer, (ii) incur or agree to any liability or obligation in the name of or on behalf of Company, or (iii) execute any document or take any action on behalf of, or in the name, place, or stead of, Company, except as provided herein. This Limited Power of Attorney is entered into and is governed by the laws of the State of New York, without regard to conflicts of law principles of such state.

[Signature page follows]

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IN WITNESS WHEREOF, this Limited Power of Attorney is executed as of the day and year of the notary date indicated below.

JIM WALTER HOMES, LLC
(f/k/a Jim Walter Homes, Inc.)

Witness: Suzan Sanderson

Name: Suzan Sanderson

By:

Name: Roger A. Crabb

Title: Vice President

Witness: Darryl Dennis

Name: Darryl Dennis

Attest: Kathy H. Love

Name: Kathy H. Love

Title: Vice President

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COUNTY OF JEFFERSON

STATE OF ALABAMA

On March 30th, 2016 before me, Betty G. Roget Personally appeared Roger A. Crabb,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Notary Seal)

Betty G Roget

My Commission Expires 5/12/2016