

20161216000459500
12/16/2016 11:56:08 AM
POA 1/3

Prepared by:

Shannon E. Price, PC

SPECIFIC/LIMITED POWER OF ATTORNEY - REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: I, Jamiyanaa Dashdorj, residing at 1953 Cahaba Cove, Hoover, AL 35244 pursuant to the Alabama Uniform Power of Attorney Act, §26-1A-101, et seq., make and appoint, and by these presents do grant to and make, constitute and appoint Saran Kupul ("Agent" and/or "Attorney-In-Fact"), residing at 1953 Cahaba Cove, Hoover, AL 35244, the true and lawful agent for the undersigned for the purpose and with the powers set forth in this Specific/Limited Power of Attorney.

PURPOSES: The above named Agent shall have the authority in my name and stead, with full power of substitution and revocation to perform the acts listed below with respect to the following real property ("Property"): 1953 Cahaba Cove, Hoover, AL 35244.

Legally Described as: **See Attached**

POWERS: The Attorney-In-Fact shall have the power to:

- Make, draw and endorse promissory notes, checks, or mortgages pertaining to the Property;
- Make and execute any and all contracts pertaining to the sale of the Property;
- Receive and demand all sums of money, debts, dues, accounts, bequests, interest and demands pertaining to the Property, which are not or shall hereafter become due or payable to the undersigned and to compromise, settle or discharge the same;
- Receive all consumer disclosure documents and exercise all rights granted thereunder; and
- Execute any and all documentation necessary to effectuate any transaction and purchase described above, including, but not limited to, closing statements, instruments of conveyance and supporting documentation, mortgages, notes, certifications, acknowledgments, and like instruments.

This Power of Attorney is transaction specific for the sale of real property located 1953 Cahaba Cove, Hoover, AL 35244. The sales price is \$318,000.

The undersigned does hereby ratify and confirm all that the said agent shall lawfully do or cause to be done by virtue of this Power of Attorney and agrees that any third party who receives a copy of this document may act under it. Revocation of this Power of Attorney is not effective as to a third party until that Third Party learns of the revocation, which revocation must be in writing or is automatically revoked as indicated below. The undersigned agrees to reimburse the third party for any loss resulting from claims that arise against the third party because of reasonable reliance on this Power of Attorney.

I hereby agree and represent to those persons dealing with my agent that this power of attorney will not terminate upon my subsequent disability or incompetence and may be voluntarily revoked by a written instrument of revocation filed for record in the recording office of the county in which the property is located, or upon the actual notice of my death to the agent named herein or the reliant, as provided in Alabama Code §26-1A-102, or this power of attorney is automatically revoked on January 31, 2016 at 11:59 pm.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal this 07th day of December, 2016.

Signature: Jamiyanaa Dashdorj

Jamiyanaa Dashdorj

STATE OF Pennsylvania)

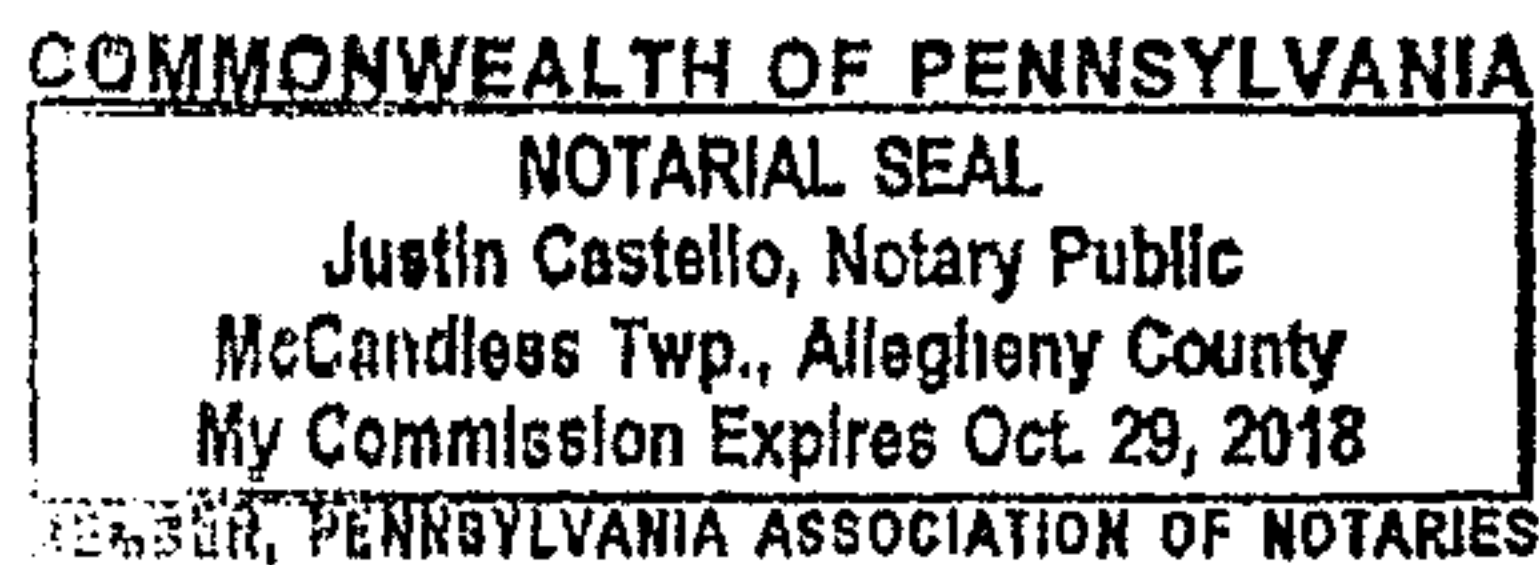
COUNTY OF Allegheny)

On this 07th day of December, 2016 before me the undersigned, a Notary Public of the State of Alabama personally appeared Jamiyanaa Dashdorj who is personally known to me, who being duly sworn did say that s/he signed this instrument, and s/he acknowledges the execution of this instrument to be her/his voluntary act and deed and by his/her voluntarily done and executed. Witness my hand and Notarial Seal the day and year last above written.

Justin Castello

Notary Public-

My Commission Expires:



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EXHIBIT "A"

Lot 15, according to the Final Plat of the Residential Subdivision: Chase Lake Phase 2B, as recorded in Map Book 230, page 57 and 57A, in the Probate Office of Jefferson County, Alabama and recorded in Map Book 40, Page 130A & 130B in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/16/2016 11:56:08 AM
\$21.00 DEBBIE
20161216000459500

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".