

## REAL ESTATE POWER OF ATTORNEY

The individual Satya Sai Babu Nijampatnam of 4524 Magnolia Drive, Birmingham, Alabama, 35242 (Hereinafter the "Principal")

### HEREBY APPOINTS

The individual Venkata Ratnam Nijampatnam of 4524 Magnolia Drive, Birmingham, Alabama, 35242 (the "Agent/Attorney-in-Fact"). In this document the term "Agent" and "Attorney-in-Fact" are synonymous

### TO CONDUCT THE FOLLOWING

Sale.

The Agent, is authorized to perform any act on behalf of the Principal in order to complete the sale of real estate which includes, but is not limited to, the negotiating, modifying, executing, providing acceptance, and the delivery of all documents. In addition, the Agent may accept the closing proceeds for deposit into the Principal's bank account which has been previously disclosed to the Agent. The Agent is authorized to perform any act related to the management or maintenance of real estate which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

### FOR THE REAL ESTATE KNOWN AS

Mailing Address.

2360 Arbor Glen, Birmingham, Alabama, 35244

Legal Description.

✱

4 Bedroom, 3.5 bath, two car garage home

This power of attorney document shall begin upon the signing of this document, and end on December 31<sup>st</sup> 2020.

In addition, this power of attorney document shall be considered void if another it created for the same parcel of real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws of the State of Alabama.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public.

Principal's Signature 

Satya Sai Babu Nijampatnam

**Acceptance by Agent/Attorney-in-Fact**

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature Venkata Ratnam N. Jampatnam

NOTARY ACKNOWLEDGMENT

Summit County

State of Ohio

On this 28 day of November, 2017, before me appeared Satya Sai Babu Nijampatnam, as the Principal, and Venkata Ratnam Nijampatnam, as Agent and Attorney-in-Fact, who proved to me through government issued photo identification to be the above-named persons, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

Kimberly Prosen

Notary Public

Print Name: Kimberly Prosen My commission expires: 6/5/2021

Kimberly Prosen  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires: 6/5/2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/03/2018 01:20:29 PM  
\$21.00 CHERRY  
20180703000237360

*[Signature]*