

Commitment Number: 220679345
Seller's Loan Number: 677490617

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

After Recording Return To:
ServiceLink, LLC
1325 Cherrington Parkway
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10 9 30 0 991 004.025

SPECIAL/LIMITED WARRANTY DEED

MCLP ASSET COMPANY, INC., whose mailing address is **75 Beattie Place, Greenville, SC 29601**, hereinafter grantor, for \$95,250.00 (Ninety Five Thousand Two Hundred and Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **HOSSEIN DOVALTABADI**, hereinafter grantee, whose tax mailing address is **305 GABLES DR, Birmingham, AL 35244**, the following real property:

UNIT 305, BUILDING 3 IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES, A CONDOMINIUM, AS RECORDED IN MAP BOOK 9, PAGES 41 THRU 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "UNIT").

BEING THE SAME PROPERTY AS CONVEYED FROM GINNY RUTLEDGE, WHOSE NAME AS ATTORNEY OF TIFFANY & BOSCO, P.A., A PROFESSIONAL ASSOCIATION, ACTING IN ITS CAPACITY AS ATTORNEY FOR MCLP ASSET COMPANY, INC. TO MCLP ASSET COMPANY, INC. AS DESCRIBED IN

FORECLOSURE DEED, DATED 11/30/2022 RECORDED 12/06/2022, IN DEED INSTRUMENT NO. 20221206000443560, SHELBY COUNTY RECORDS.

Property Address is: 305 GABLES DR, BIRMINGHAM, AL 35244

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on JULY 26, 2023

**MCLP ASSET COMPANY, INC., By NewRez LLC f/k/a New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing as attorney-in-fact**

By: [Signature]

Name: LARRY GLANTZ

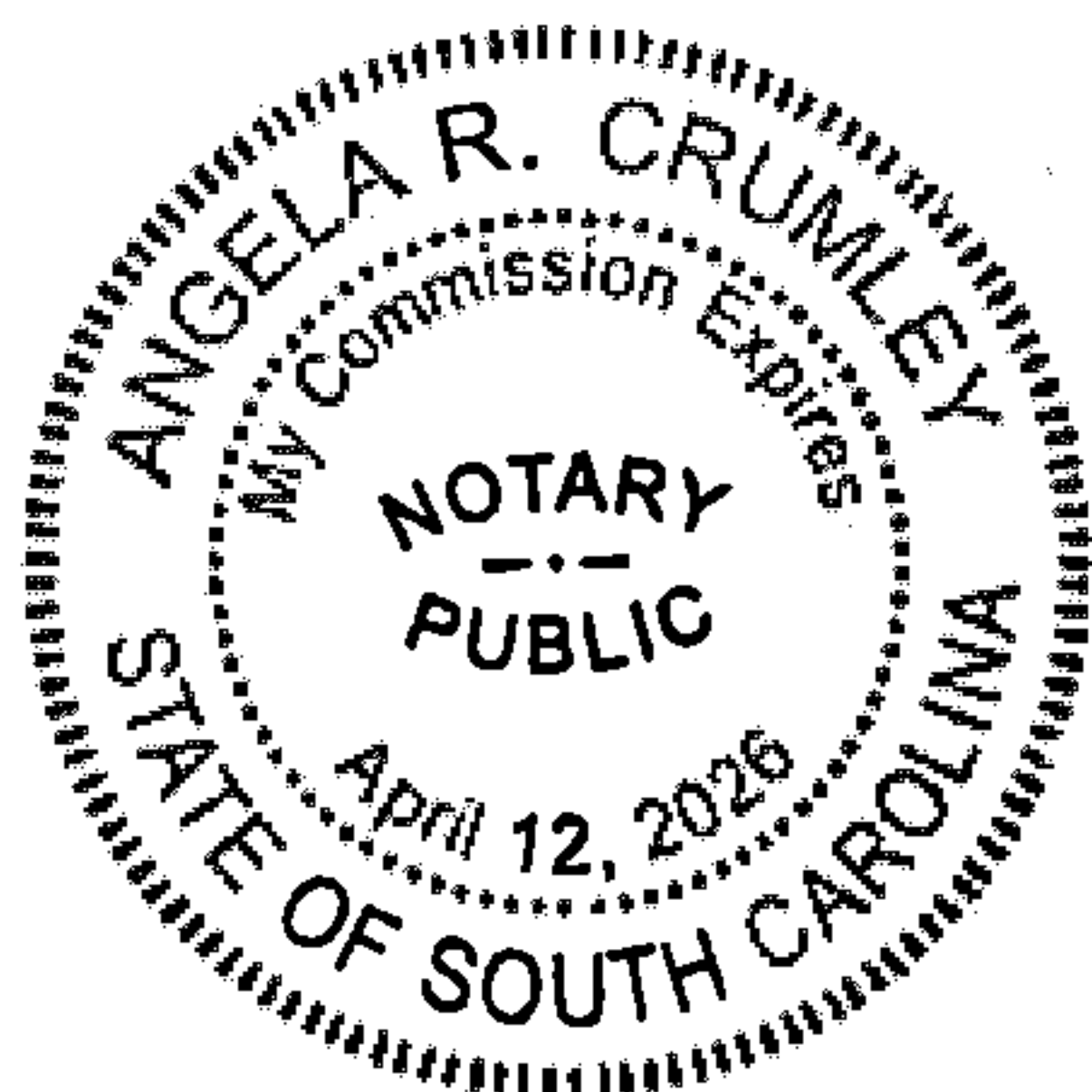
Its: AVP

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that LARRY GLANTZ its AVP, on behalf of the Grantor **NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney-in-fact for MCLP ASSET COMPANY, INC.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as AVP and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this JULY 26, 2023

[Signature]
Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MCLP ASSET COMPANY, INC.
 Mailing Address 75 Beattie Place
Greenville, SC 29601

Grantee's Name HOSSEIN DOVALTABADI
 Mailing Address 305 GABLES DR
Birmingham, AL 35244

Property Address 305 GABLES DR
BIRMINGHAM, AL 35244

Date of Sale 7.26.23
 Total Purchase Price \$ 95,250.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7.26.23

Print Jeff W. Palmer

Sign Jeff W. Palmer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2023 08:10:09 AM
 \$126.50 PAYGE
 20230814000243960

(verified by)

Allen S. Bayl