

Prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice to:
Dovaltabadi Living Trust
1421 Canyon Lane
Hoover, AL 35244

Quit Claim Deed
[Title Not Examined. No Opinion Expressed]

STATE OF ALABAMA)
COUNTY OF JEFFERSON) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **TEN and NO/100 (\$10.00)** Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Hossein Dovaltabadi, an unmarried person** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Dovaltabadi Living Trust** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

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, PA, 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.

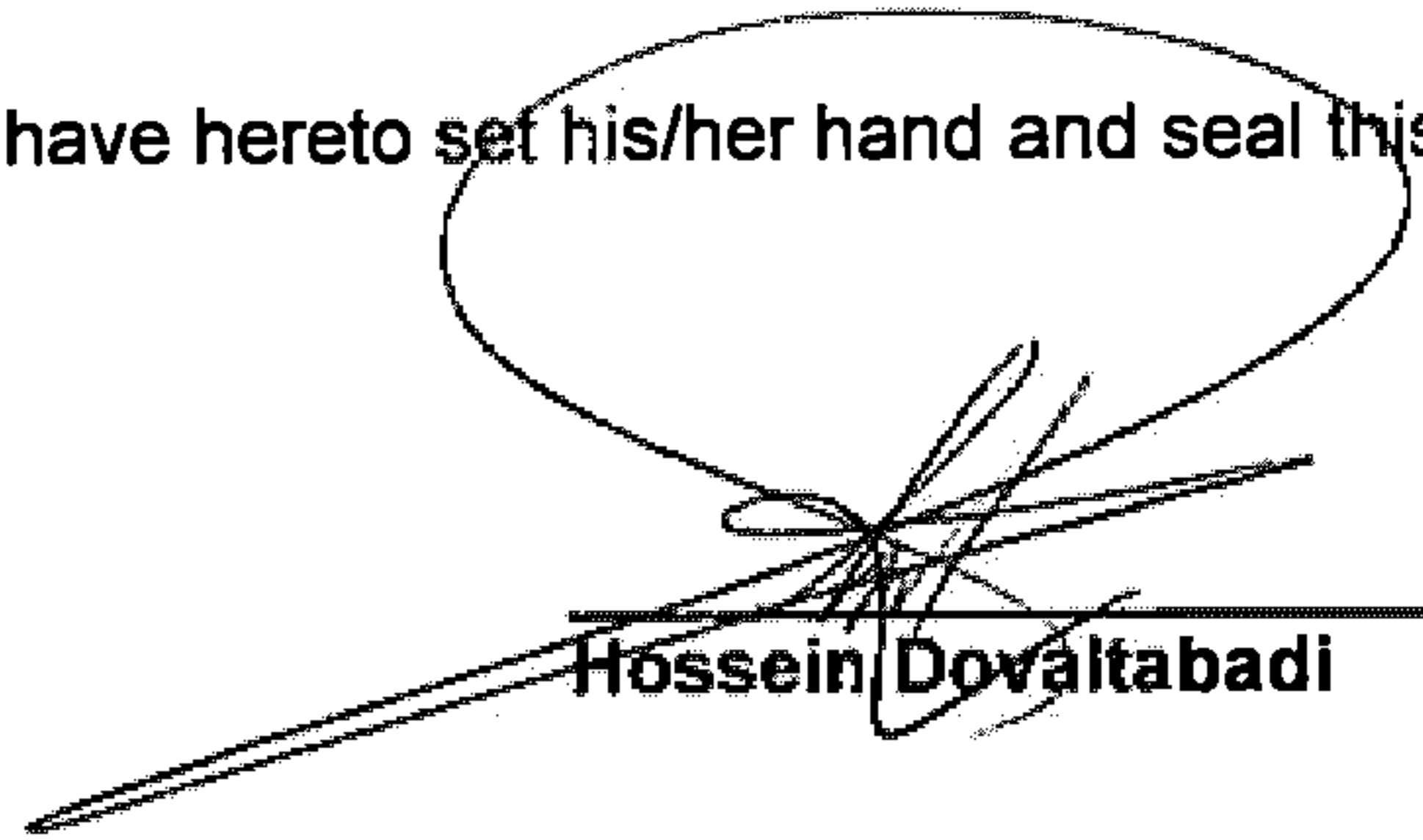
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **305 Gables Drive, Birmingham, AL 35244**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereto set his/her hand and seal this the 11th day of August 2023.




Hossein Dovaltabadi (L.S.)

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Hossein Dovaltabadi** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of August, 2023.

[NOTARY SEAL]



Notary Public
My Commission Expires: July 16, 2025

ABIGAIL HENKEN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES
JULY 16, 2025

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 Dovlatabadi of Hossein
Dovlatabadi, as Trustee, or his
successors in trust, under the
Dovlatabadi Living Trust, dated August
24, 2018 and any amendments thereto

Property Address 305 Gables Dr
Hoover, AL 35244

Mailing Address 1421 Canyon Lane
Hoover, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2023 08:10:10 AM
 \$123.50 PAYGE
 20230814000243970

Allen S. Beyle

Date of Sale August 11, 2023

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

Appraisal
 Other:

Closing Statement

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 8-11-2023

Print Jeff W. Parmer

Unattested

 (verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one