STATE OF ALABAMA)	
)	QUITCLAIM DEED
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned NEWCASTLE DEVELOPMENT, LLC (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents REMISE, RELEASE AND QUIT CLAIM unto OLD CAHABA RESIDENTIAL ASSOCIATION, INC. (herein referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real estate, and improvements and appurtenances thereto, situated in Shelby County, Alabama, to-wit:

BEG SE COR OF NE1/4 THEN N29.73 TO POB W177.71 NELY214.54 S145.21

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereto belonging or in anywise appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding said premises.

TO HAVE AND TO HOLD to the said Grantee, its administrators, heirs and assigns, forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Newcastle Development, LLC 3978 Parkwood Road SE Bessemer, AL 35022	Grantee's Name and Mailing Address: Old Cahaba Residential Association, Inc. 211 Yeager Parkway Pelham, AL 35124	
Property Address:	See Legal Description above	
Date of Sale:	September, 2024	
Total Purchase Price:	\$10.00	
The Purchase Price can be verified in:	 [] Closing Statement [] Sales Contract [] Appraisal [] Bill of Sale [] Property Tax Bill or Assessment [X] Other - Title Curative 	

- Remainder of page intentionally left blank -

IN WITNESS WHEREOF, the said Grantor does hereby execute this conveyance as of the 11 the day of 12 pt 1 , 2024.

NEWCASTLE DEVELOPMENT, LLC

By: Henry State

Name: Gienn State

Its: Manager

STATE OF ALABAMA
COUNTY OF STALL

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Glenn Sidele, whose name as manager of Newcastle Development, LLC, 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 11th day of September, 2024

AFFIX SEAL

My commission expires: 2125

THIS INSTRUMENT PREPARED BY:

Greg Mixon
Mixon Brown, LLC
44 Inverness Center Parkway, Suite 140
Birmingham, Alabama 35242



Unattested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2024 08:37:16 AM
\$29.00 BRITTANI
20241003000309550

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Real Estate Sales Validation Form

This	Document must be filed in accord	dance with Code of Alabama 19	975, Section 40-22-1	
Grantor's Name	Newcastle Development, LLC	Grantee's Name Old Cahaba Residential Association, Inc.		
Mailing Address	3978 Parkwood Rd SE	Mailing Address	211 Yeager Pkwy Suite B	
	Bessemer AL 35022		Pelham AL 35124	
Property Address	See Legal	Date of Sale		
		Total Purchase Price	\$ 10.00	
		or Actual Value	\$ 1000.00	
		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 Appraisal Sales Contract Other Title Curative (common area) 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.				
		nstructions		
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 10-2-2024		Print Concetta Givianpour		
		Ciar Allingian		

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one