

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )                               QUITCLAIM DEED

**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 **SAIIA INVESTMENTS, 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 SW COR NE1/4 NE1/4 SWLY33.27 TO E ROW OLD CAHABA PKWY NELY ALG ROW 90.48 SE66.65 E74.6 NE77.86 SE63.38 NE150.31 TO W ROW RIVER CREST TRAIL SLY ALG ROW 105(S) TO S LN NE1/4 NE1/4 W TO POB

**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:	Grantee's Name and Mailing Address:
Saia Investments, LLC 3424 Brook Mountain Lane Birmingham, Alabama 35223	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:	<div><input type="checkbox"/> Closing Statement</div> <div><input type="checkbox"/> Sales Contract</div> <div><input type="checkbox"/> Appraisal</div> <div><input type="checkbox"/> Bill of Sale</div> <div><input type="checkbox"/> Property Tax Bill or Assessment</div> <div><input checked="" type="checkbox"/> Other – Title Curative</div>

- Remainder of page intentionally left blank -

IN WITNESS WHEREOF, the said Grantor does hereby execute this conveyance as of the \_\_\_\_  
day of 9/16, 2024.

SAIIA INVESTMENTS, LLC

By:   
Name: JOSEPH A. SAIIA  
Its: MANAGER

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Joseph A. Saiia, whose name as MANAGER of Saiia Investments, 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 16th day of September 2024.

  
Notary Public

AFFIX SEAL

My commission expires: 12/22/25

THIS INSTRUMENT PREPARED BY:

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

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

Grantor's Name Saia Investments LLC  
Mailing Address 3424 Brook Mountain Lane  
Birmingham AL 35223

Grantee's Name Old Cahaba Residential Association, Inc.  
Mailing Address 211 Yeager Pkwy Suite B  
Pelham AL 35124

Property Address See Legal

Date of Sale 9-11-2024  
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.

**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 10-2-2024

Print Concetta Givianpour

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

**Print Form**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/03/2024 08:37:17 AM  
\$29.00 BRITTANI  
20241003000309560

*Alvin S. Boyd*