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58-CV-2025-900405.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

LEE & CO., LLC,	)	
Plaintiff,	)	
	)	
V.	)	Case No.: CV-2025-900405.00
	)	
SAIIA INVESTMENTS, LLC,	)	
Defendant.	)	

FINAL JUDGMENT

This matter is before the Court on the *Motion for Judgment by Default* (the "Motion") filed by Plaintiff Lee & Co., LLC ("LAC"). Upon consideration of the Motion and for good cause shown, the Court hereby finds and concludes as follows:

1. At issue in this lawsuit is title to real property with a Parcel ID number of 58-13-04-20-1-009-062.000 in Shelby County, Alabama (the "Property") and is more particularly described as:

BEG INT NW ROW RR E SEC LN N1745(S) SW260(S)
SE132(S) SW60(S) S680(S) SW625(S) SE160 NE217(S)
E115(S) SELY570(S) SW180 SE TO RR ROW NELY ALG
ROW TO POB LESS MB34 P103

2. On or about September 23, 2014, Saiia Investments, LLC ("Saiia") acquired fee title to the Property from Old Cahaba Land Holdings, LLC pursuant to a certain Statutory Warranty Deed, a copy of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20140926000302430.

3. On or about March 21, 2016, the Shelby County Property Tax Collector sold the delinquent taxes for the Property, which LAC purchased.

4. On or about January 17, 2023, the Judge of Probate of Shelby County, Alabama issued to LAC a tax deed for the Property (the "Tax Deed"). The Tax Deed is

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recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20231229000372930.

5. LAC filed this lawsuit to quiet title to the Property in LAC's name and to eject any Defendants that may be in possession of the Property, including Saiia, who may claim an interest in the Property.

6. Defendant Saiia failed to answer the Complaint or otherwise appear in this action, and is therefore in default.

NOW, THEREFORE, based on the foregoing findings of fact and conclusions of law, it is hereby **ORDERED, ADJUDGED, and DECREED** that:

- A. The Motion is GRANTED.
- B. The Court hereby declares that LAC holds the entire, undivided, fee simple interest in the Property.
- C. The Court further declares that any interest of any of the Defendants in the Property is hereby extinguished in favor of LAC.
- D. The Clerk is directed to record this judgment in the records of the Office of the Judge of Probate of Shelby County, Alabama.

DONE this 22nd day of September, 2025.

/s/ JONATHAN A. SPANN
CIRCUIT JUDGE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2025 08:00:59 AM
\$26.00 JOANN
20251008000309940

Allen S. Bayal