

ALABAMA QUITCLAIM DEED

Shelby County, Alabama

Prepared By:
Zeeshan Ali
210 Creekside Court Pelham, Alabama 35124



20260202000029410 1/2 \$278.00
Shelby Cnty Judge of Probate, AL
02/02/2026 08:44:26 AM FILED/CERT

Return To:
JIAA Enterprises, LLC
3590-B Pelham Pkwy #211 Pelham, Alabama 35124

THIS QUITCLAIM DEED is made this 1st day of Feb, 2026, by and between:

GRANTORS:
Zeeshan Ali and Maryam Syed, husband and wife,
whose mailing address is 210 Creekside Court Pelham, Alabama 35124,

AND

GRANTEE:
JIAA Enterprises, LLC, an Alabama limited liability company,
whose principal office address is 210 Creekside Court Pelham, Alabama 35124.

That the Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the Grantee all of the Grantors' right, title, and interest in and to the following described real property situated in Shelby County, Alabama:

Property Address: 138 Crestmont Lane, Pelham, Alabama 35124

LEGAL DESCRIPTION: Lot 20, according to a resurvey of Crestmont, as recorded in Map Book 22, Page 30, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID Number: 13-1-12-4-000-001.035

Market value : \$252,700

Shelby County, AL 02/02/2026
State of Alabama
Deed Tax: \$253.00

This conveyance is made subject to any and all existing mortgages, easements, restrictions, covenants, and matters of record, including a mortgage currently held in the personal names of the Grantors.



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PROPERTY DESCRIPTION (Page 2)

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IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on the day and year first above written.

Zaeshan Ali
Zaeshan Ali

2/1/26
Date

Maryam Syed
Maryam Syed

2/1/26
Date

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County and State, hereby certify that the above-named Grantors, whose names are signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 1 day of Feb., 2026.

Adam W. Holmes

Notary Public

My Commission Expires: 05-23-2026

