



20210319000140350 1/3 \$74.00  
Shelby Cnty Judge of Probate, AL  
03/19/2021 03:03:55 PM FILED/GERT

Sheriff's Deed

CV2018-902978

## The State of Alabama, Shelby County

Whereas, an execution issued from the Circuit Court of Jefferson County, against Cindy Burrow Holland a/k/a Cindy B. Holland in favor of BRC Dolly Creek Station LLC on a judgment rendered in said Court at the November Term thereof, 2018, for the sum of Two hundred twenty eight thousand six hundred eighty nine and 71/100 ----- Dollars, besides cost of suit, which said execution came into my hands, as Sheriff of said County, on the 20<sup>th</sup> day of November, 2020, to execute and return according to law; and, whereas, also, divers other executions issued from the n/a were also placed in my hands, against said n/a to execution and return according to law, as will appear by reference to the records of said court, by virtue of which execution above recited, as also the other said executions, I did, as Sheriff aforesaid, levy upon the following as the property of said Cindy Burrow Holland a/k/a Cindy B. Holland, to wit:

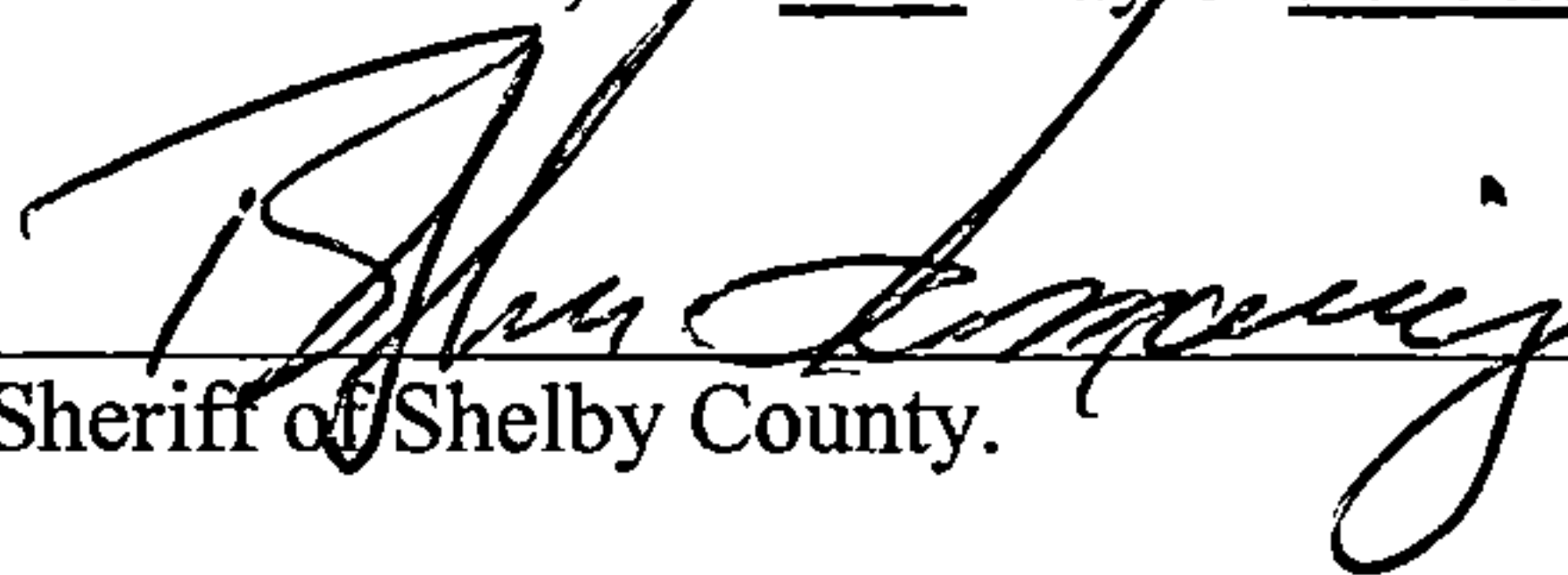
Lot 46, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

Of which said levy then and there notice was given said defendant personally, and the said property so levied on, after having been duly advertised for sale, by giving thirty days' previous publication of the time, place, and terms of sale in the Shelby County Reporter, a newspaper published in Columbiana, Alabama, and also by posting at the Courthouse door of said County an advertisement of said sale for thirty days previous, was offered for sale at the Shelby County Courthouse in the City of Columbiana, Alabama between the legal hours of sale, on the 4<sup>th</sup> Monday in January, 2021, at which said sale BRC Dolly Creek Station LLC became the purchaser of said property so levied on as aforesaid, for the sum of Forty five thousand seven hundred eleven and 87/100 ----- Dollars, being the highest, best, and last bid for the same.

Now, therefore, Know all Men by the Presents, That for and in consideration of the premises, and of the credit by said BRC Dolly Creek Station LLC of the sum of Forty five thousand and 00/100 ---- Dollars on the judgment, and advertising payment of Seven hundred eleven and 87/100 ----- Dollars, I do hereby convey, transfer, and set over to the said BRC Dolly Creek Station LLC all the legal right, title,

interest, and claim which the said Cindy Burrow Holland a/k/a Cindy B. Holland had and held in and to the foregoing described premises.

In Witness Whereof, I have hereunto set my hand and seal, this 25th day of January, 2021.


 (Seal)  
Sheriff of Shelby County.

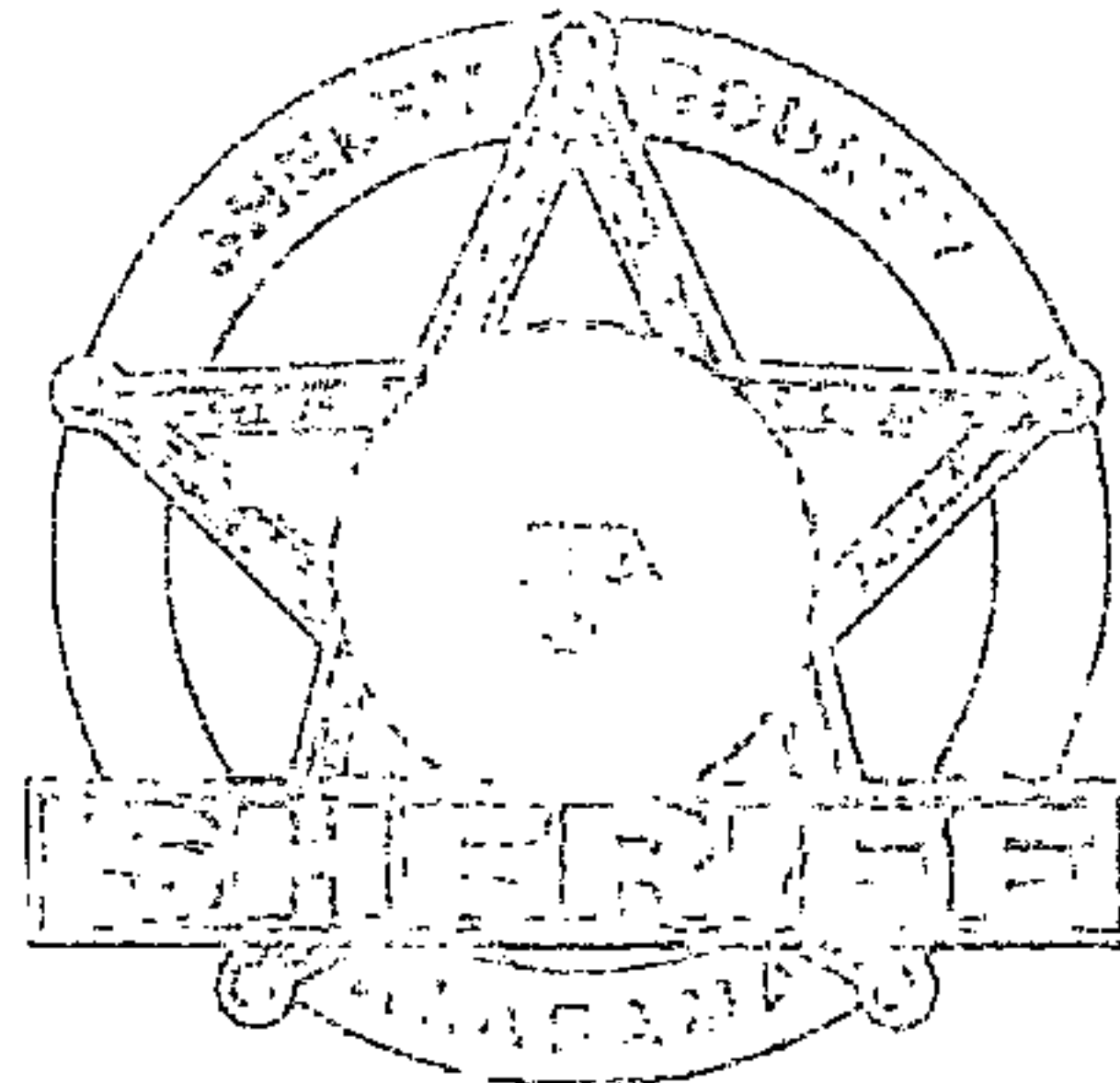
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The State of Alabama, Shelby County

I, **Krissie Masters**, hereby certify that **John Samaniego**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 25th day of January, 2021.

  
Notary Public  
My commission expires: 11-16-24



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# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cindy Burrow Holland a/k/a Cindy B. Holland  
Mailing Address 4013 Saddle Run Circle  
Pelham, AL 35124

Grantee's Name BRC Dolly Creek Station, LLC  
Mailing Address 27 Inverness Center Parkway  
Birmingham, AL 35242

Property Address 4013 Saddle Run Circle  
Pelham, AL 35124

Date of Sale 01/25/2020

Total Purchase Price \$ 45,000.00 Credit Bid against Judgment

or

Actual Value

\$

or

Assessor's Market Value \$

Shelby County, AL 03/19/2021  
State of Alabama  
Deed Tax: \$45.00

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 Sheriff's Deed

☐ 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 03/04/2021

Print David C. Skinner

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

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