

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**

**William K. Eiland and Jane Gray Price  
Eiland  
4013 Saddle Run Circle  
Pelham, AL35124**

**STATUTORY WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$245,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**BRC Dolly Creek Station, LLC, an Alabama Limited Liability Company and Kayla Holland, an unmarried individual**

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

**William K. Eiland and Jane Gray Price Eiland**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, 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.**

**SUBJECT TO ALL MATTERS OF RECORD**

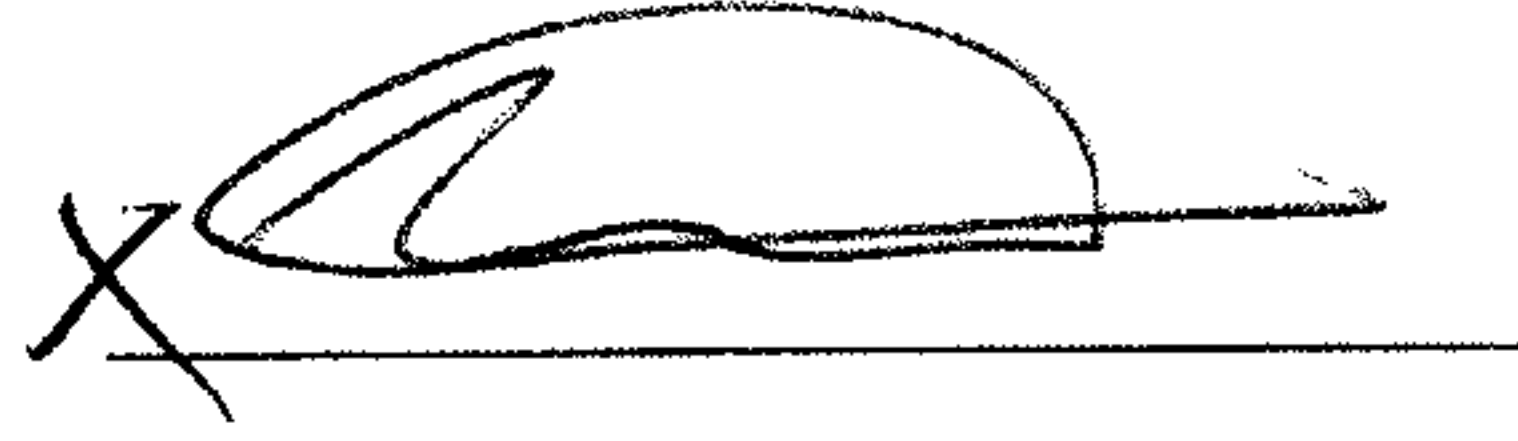
**\$196,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since date of acquisition thereof by the Grantors.



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of July, 2024.



**Kayla Holland**

STATE OF Hashemite Kingdom of Jordan  
City of Amman  
COUNTY OF Embassy of The United States of America

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kayla Holland**, 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, she, executed the same voluntarily on the day the same bears date.

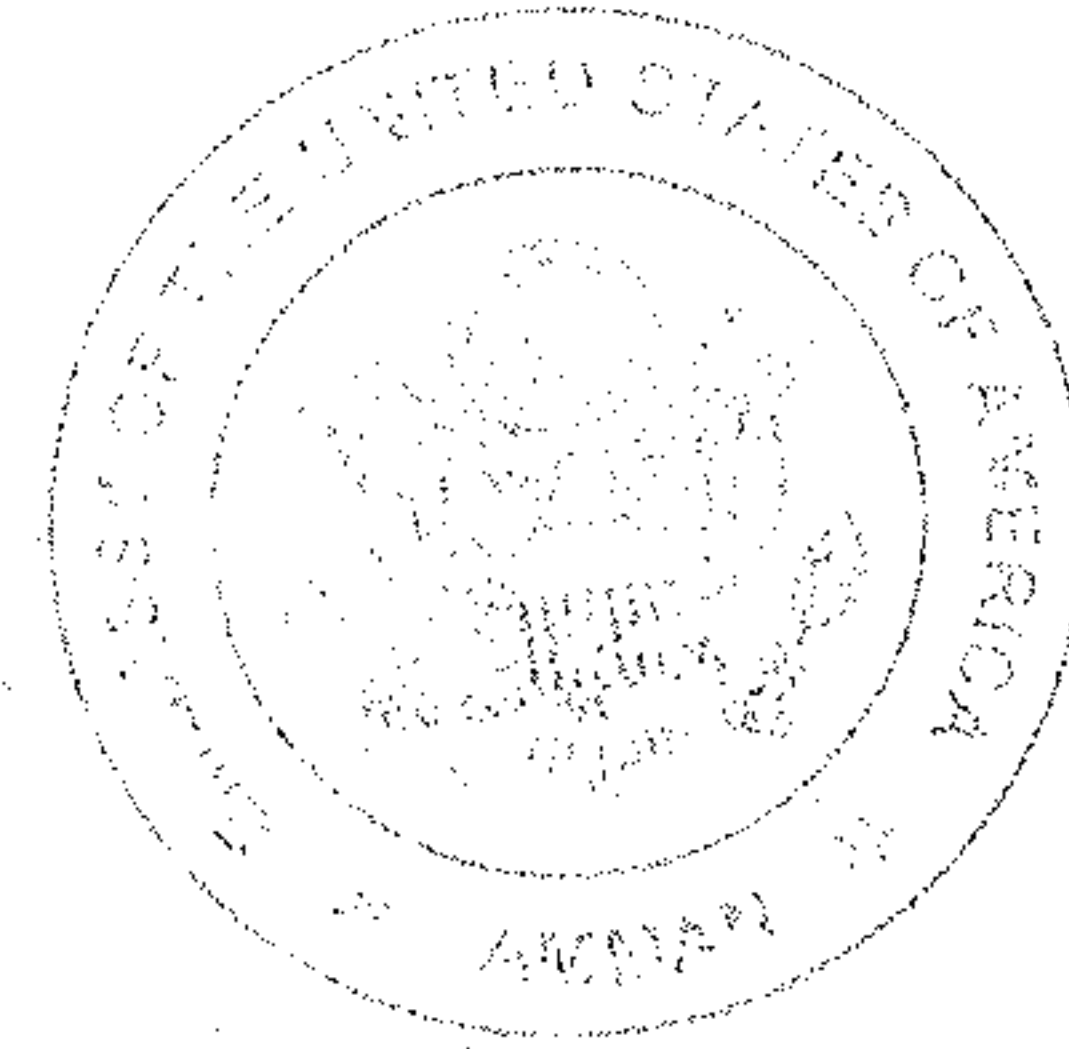
Given under my hand and official seal this 18 day of July, 2024.

**Akiko Sheets**

Notary Public

Notary Public

My Commission Expires: **INDEFINITE**



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>BRC Dolly Creek Station, LLC and Kayla Holland</u>	Grantee's Name	<u>Jane Gray Price Eiland and William K. Eiland</u>
Mailing Address	<u>607 67th Ave. Greeley, CO 80634</u>	Mailing Address	<u>4613 Saddle Run Cir. Pelham, AL 35124</u>
Property Address	<u>4013 Saddle Run Circle Pelham, AL 35124</u>	Date of Sale	<u>July 18, 2024</u>
		Total Purchase Price	<u>\$245,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> 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 7/18/24 Print Daniel Odrezin

Unattested \_\_\_\_\_ Sign \_\_\_\_\_

(verified by)



Filed and Recorded (Grantor/Grantee/ Owner/Agent) circle one  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 07/22/2024 10:48:40 AM  
 \$80.00 JOANN  
 20240722000223370

**Form RT-1**

*Allie S. Bayl*