



20210729000366330 1/3 \$406.00  
Shelby Cnty Judge of Probate, AL  
07/29/2021 10:44:34 AM FILED/CERT

**This Instrument Prepared By:**  
**The Robinson Law Firm, P.C.**  
**Sixth Avenue - Court Street West**  
**Post Office Box 370**  
**Ashville, Alabama 35953**

**Send Tax Notice To:**

**CVF One, LLC**  
**361 Cahaba Farms Dr**  
**Indian Springs, AL**  
**35124**

**PERSONAL REPRESENTATIVE'S WARRANTY DEED**

STATE OF ALABAMA  
ST. CLAIR COUNTY

**WHEREAS**, Sarah Diane Green, has been duly and legally appointed by the Probate Court of St. Clair County, Alabama, as **Personal Representative of the Last Will and Testament of William Vernon Bishop, deceased, St. Clair Co. Probate Case No. N-2021-43**, and has duly qualified as such Personal Representative and is now acting as such Personal Representative; and,

**WHEREAS**, the said William Vernon Bishop, in order to enable his Personal Representative to carry into effect his intentions, did in and by his Last Will authorize and empower me, his said Personal Representative, in any manner which I should deem proper, to make sale of and execute deeds to convey all her interest in and to the said testator's real property;

**NOW, THEREFORE**, by virtue of the premises and in consideration of **Three Hundred, Seventy-Five Thousand and no/100 Dollars (\$375,000.00)**, to me paid by Grantee herein, the receipt of which is hereby acknowledged, I, the said Sarah Diane Green, as **Personal Representative** aforesaid; and Sarah Diane Green, a/n married woman; Deborah Kay Holcomb, a/n married woman; and Donna Sue Smith, a/n married woman; all **Individually**, (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **CVF One, LLC** (herein referred to as Grantee) the following described real estate, which was the property of the said William Vernon Bishop, situated in Shelby County, Alabama, to-wit:

**COMMENCE AT THE SW CORNER OF THE EAST ½ OF THE EAST ½ OF THE NW ¼ OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE NW ¼ OF SAID SECTION 27, FOR 1061.90'; THENCE TURN 91°33'00" RIGHT AND RUN EASTERLY FOR 472.41'; THENCE TURN 91°28'07" LEFT AND RUN NORTHERLY FOR 321.31' TO A FOUND 2" OPEN PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 320.69' TO A FOUND ½" REBAR; THENCE TURN 88°04'03" LEFT AND RUN WESTERLY FOR 474.25' TO A FOUND ½" REBAR; THENCE TURN 91°43'23" LEFT AND RUN SOUTHERLY FOR 322.52' TO A FOUND ½" REBAR; THENCE TURN 88°30'05" LEFT AND RUN EASTERLY FOR 475.37' TO THE POINT OF BEGINNING.**

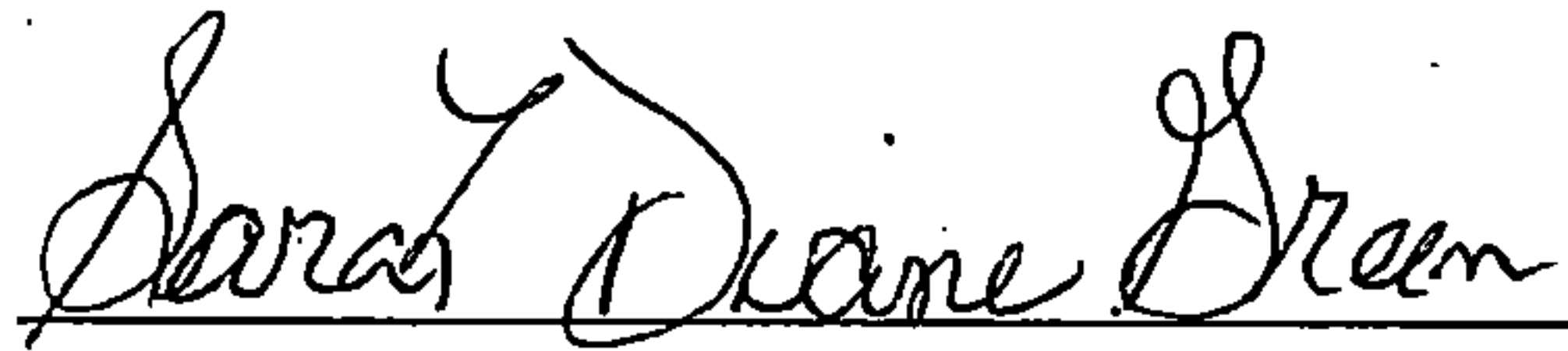
**The above described property does not constitute any part of the homestead of the grantors herein or that of their spouses, if married.**

**William Vernon Bishop, deceased, St. Clair Co. Probate Case No. N-2021-43, is one and the same as William V. Bishop, one of the Grantees is that certain deed recorded in Deed Book 316, Page 168. Juanita Bishop, the other grantee, is deceased, having departed this life on or about the 25<sup>th</sup> day of September, 2020.**

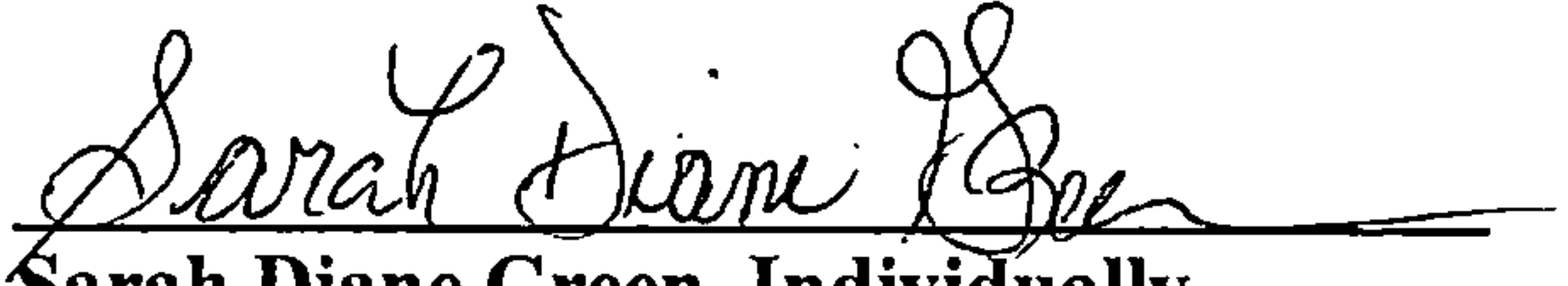
**TO HAVE AND TO HOLD** unto the said GRANTEES, its heirs and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall **Warrant and Defend** the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

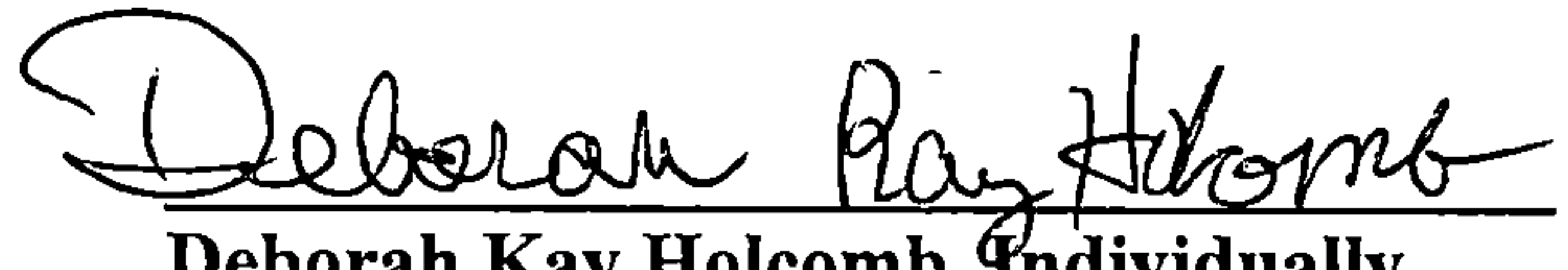
**IN WITNESS WHEREOF**, I, the said Sarah Diane Green, as Personal Representative aforesaid; and Sarah Diane Green, Deborah Kay Holcomb, and Donna Sue Smith; all Individually, hereunto set our hands and seals this 21 day of July, 2021.



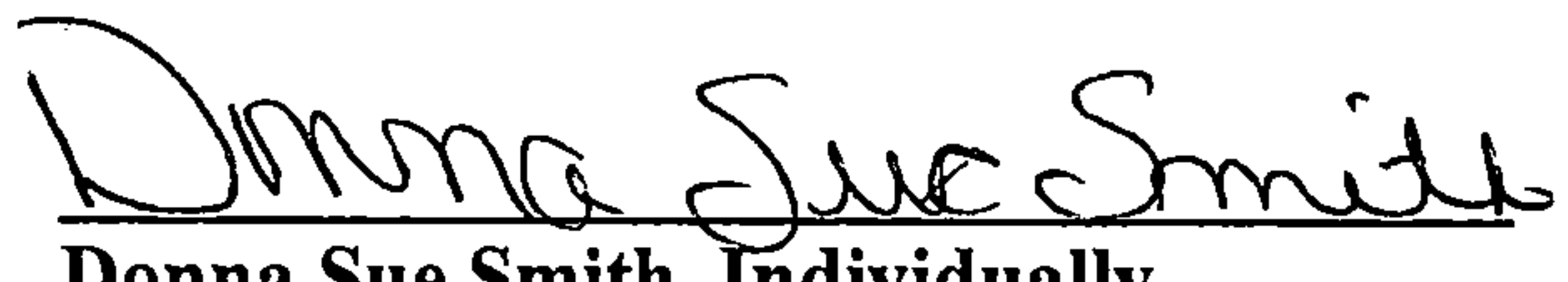
Sarah Diane Green, as Personal Representative of the Estate of William Vernon Bishop, deceased



Sarah Diane Green, Individually



Deborah Kay Holcomb, Individually

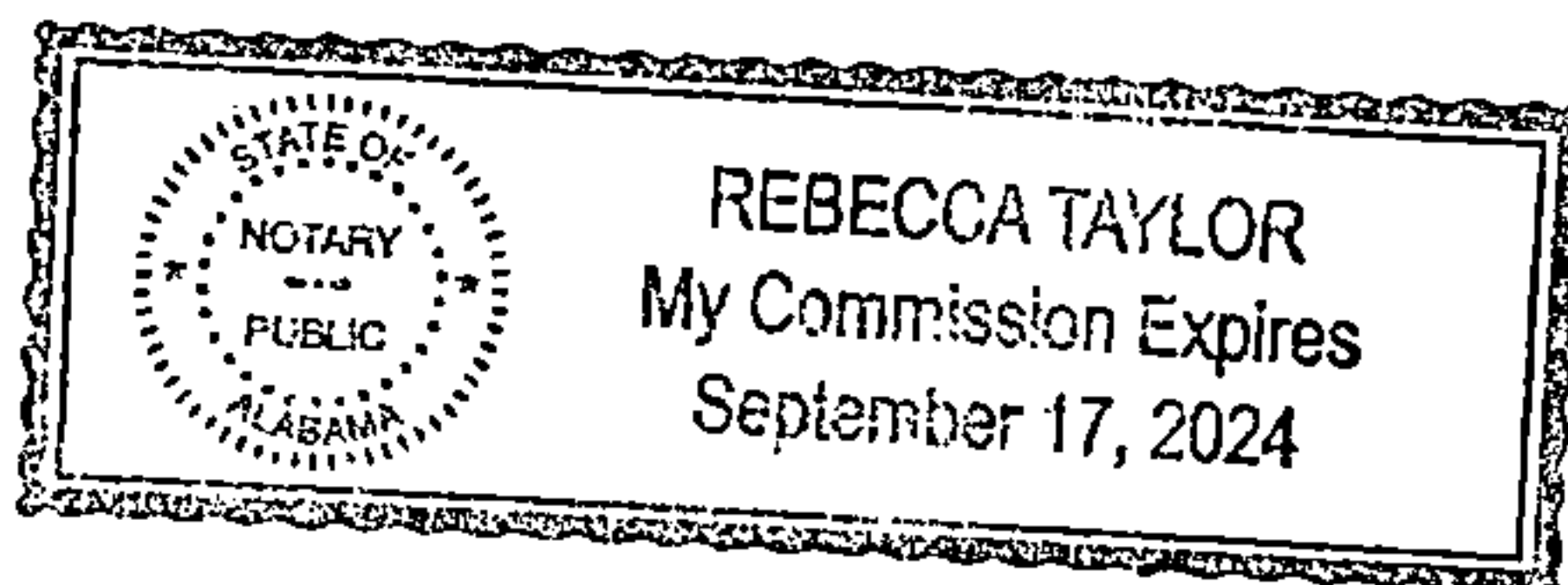


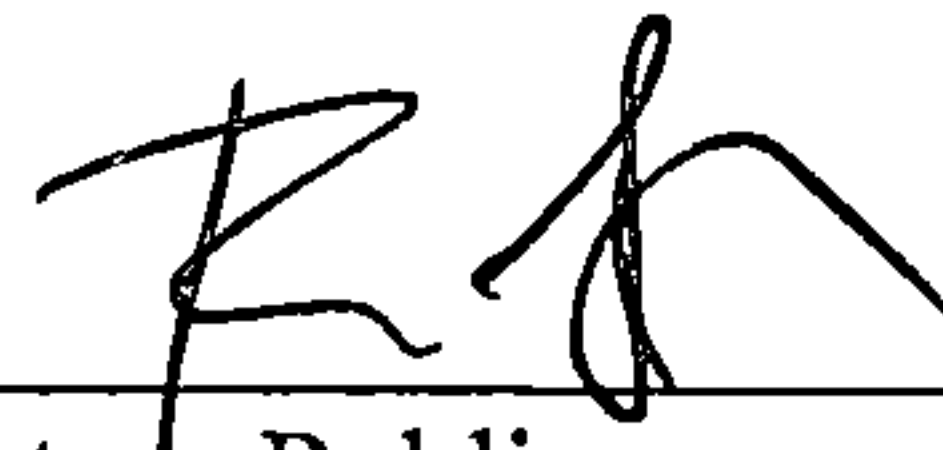
Donna Sue Smith, Individually

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sarah Diane Green, as Personal Representative of the Last Will and Testament of William Vernon Bishop, deceased**, 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, in her capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of July, 2021.





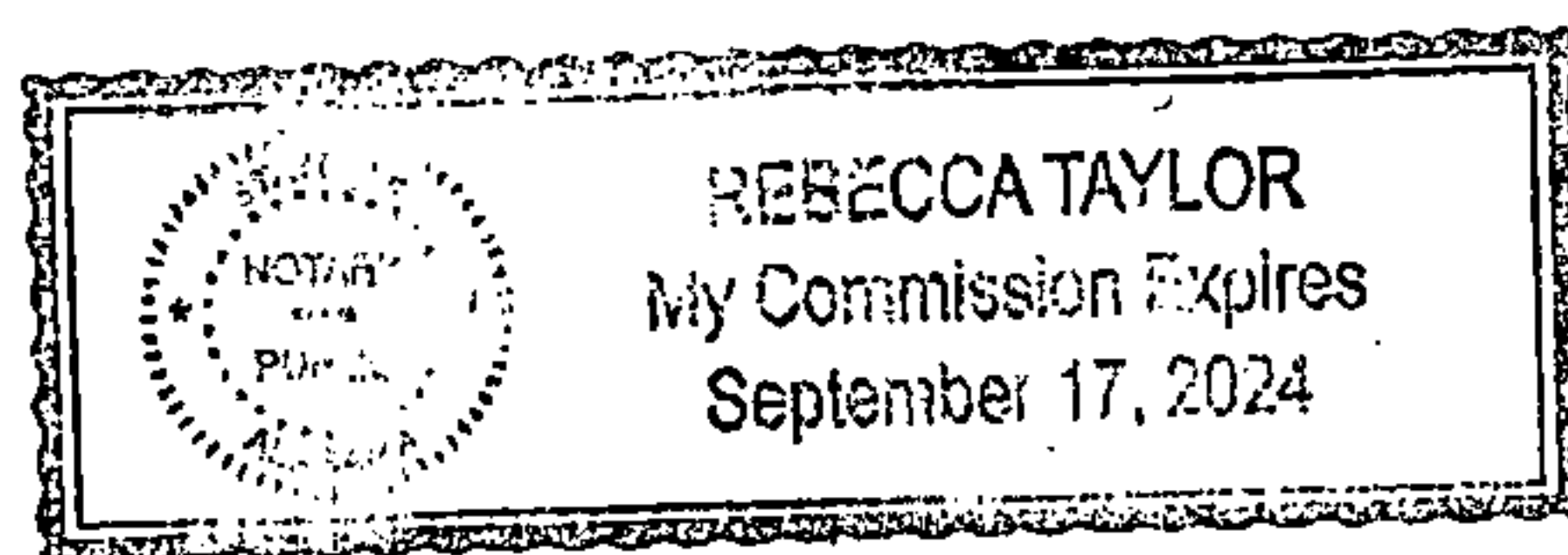
Notary Public

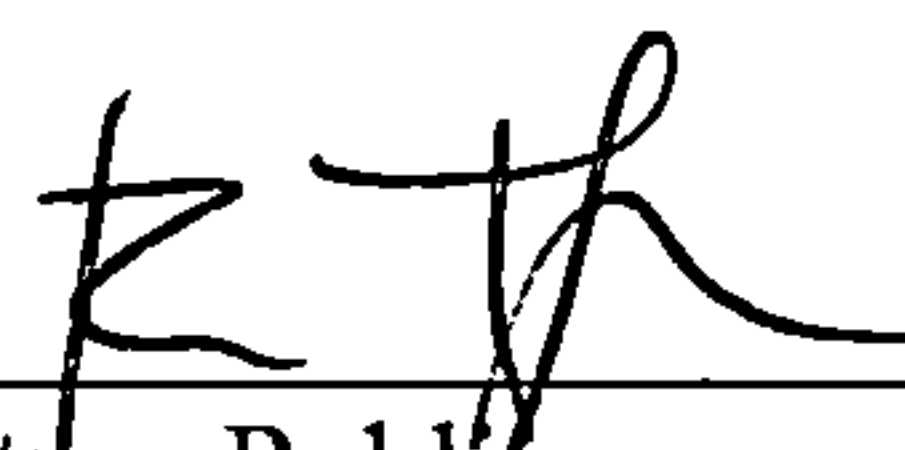
My Commission Expires: 9/17/2024

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sarah Diane Green, a/n married woman; Deborah Kay Holcomb, a/n married woman; and Donna Sue Smith, a/n married woman; all Individually**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, 2021.





Notary Public

My Commission Expires: 9/17/2024



# Real Estate Sales Validation Form

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

Grantor's Name Bishop Estate  
Mailing Address 14805 Gallant Rd  
Gallant, AL  
35572

Grantee's Name CVF One, LLC  
Mailing Address 361 Cahaba Farms Dr  
Indian Springs, AL  
35124

Property Address 265 Bishop Lane  
Indian Springs Village, AL  
35124

Date of Sale July 21, 2021  
Total Purchase Price \$ 375,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20210729000366330 3/3 \$406.00  
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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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 07/21/2021

Print Sarah Diane Green, PR

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one