



20231031000319230 1/4 \$539.00  
Shelby Cnty Judge of Probate, AL  
10/31/2023 08:58:51 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:**

Stephen Hoff  
Stephanie Hoff  
152 Jasmine Hill Rd  
Indian Springs, AL  
35124

**EXECUTOR'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 are 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 his interest in and to the said testator's real property.

**NOW, THEREFORE**, by virtue of the premises and in consideration of **Five hundred, Five Thousand and no/100 Dollars (\$505,000.00)**, to us paid by Grantee herein, the receipt of which is hereby acknowledged, we, the said **Sarah Diane Green, a/n unmarried woman, Individually and as Personal Representative aforesaid; Deborah Kay Holcomb, a/n married woman, Individually; and Donna Sue Smith, a/n married woman, Individually;** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Stephen Hoff and Stephanie Hoff** (herein referred to as Grantee, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described parcel of real estate situated in the County of Shelby, State of Alabama, which was the property of the said William Vernon Bishop, to-wit:

**From the Northeast corner of the NW ¼ of the NW ¼ of Section 28, Township 19 South, Range 2 West, run West along the North boundary line of said NW ¼ of the NW ¼ of Section 28, Township 19 South, Range 2 West, for 483.67 feet; thence turn an angle of 92 degrees, 17 1/2 minutes to the left and run Southerly for 1828.19 feet to the point of beginning of the land herein described; thence continue Southerly along the same line of 372.47 feet; thence turn an angle of 34 degrees, 18 ½ minutes to the left and run Southeasterly for 386.98 feet; thence turn an angle of 10 degrees 15 ½ minutes to the right and run Southeasterly for 623.14 feet, more or less, to a point on the North Right of Way line of the Cahaba Valley Road; thence turn an angle of 97 degrees 55 minutes to the left and run Northeasterly along the North R.O.W. line of the Cahaba Valley Road for 210.0 feet; thence turn an angle of 82 degrees 05 minutes to the left and run Northwesterly for 623.14 feet; thence turn an angle of 10 degrees 15 ½ minutes to the left and run Northwesterly for 703.08 feet, more or less to the point of beginning.**

**This land being a part of the West ½ of Section 28, Township 19 South, Range 2 West.**

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

Shelby County, AL 10/31/2023  
State of Alabama  
Deed Tax:\$505.00

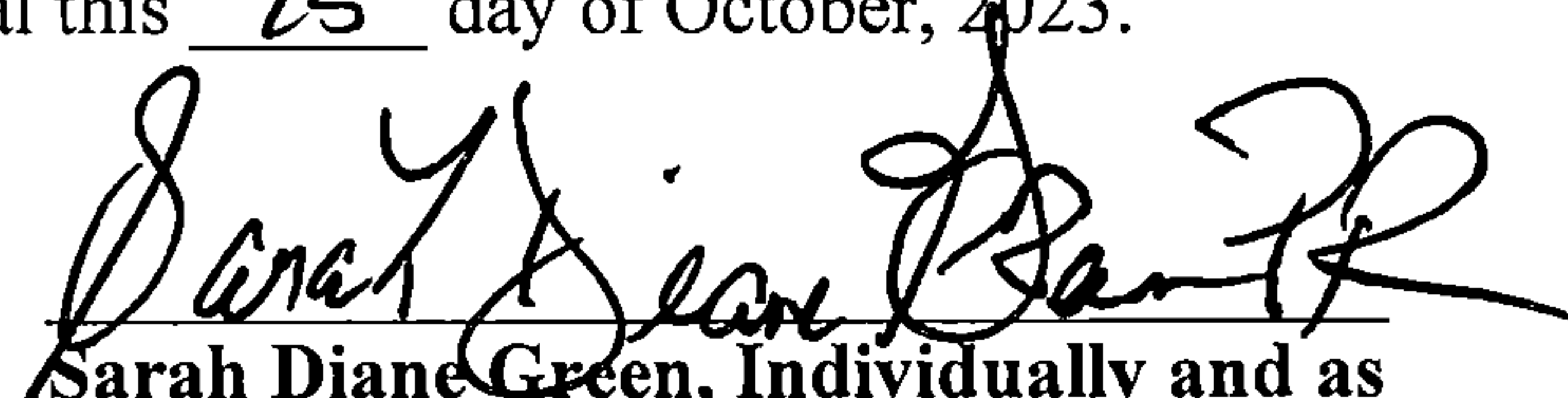


William Vernon Bishop, deceased St. Clair Probate Case #N-2021-43, was one and the same as Vernon Bishop, one of the grantees in deed recorded in Instrument No, 1995-34369 and same as William V. Bishop in Book 190, Page 453. The other grantee, Juanita Bishop aka Juanita Virginia Bishop, is deceased having departed this life on or about the 25<sup>th</sup> day of September, 2020.

**TO HAVE AND TO HOLD** unto the said GRANTEES 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.


And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors 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, his successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we, the said **Sarah Diane Green, Individually and as Personal Representative** aforesaid; **Deborah Kay Holcomb, Individually; and Donna Sue Smith, Individually**, hereunto set my hand and seal this 25 day of October, 2023.

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

  
Deborah Kay Holcomb, Individually


  
Donna Sue Smith, Individually

  
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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, a/n unmarried woman**, whose name **Individually and 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, Individually and 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 25 day of October, 2023.

  
Notary Public  
My Commission Expires: 9/17/2024

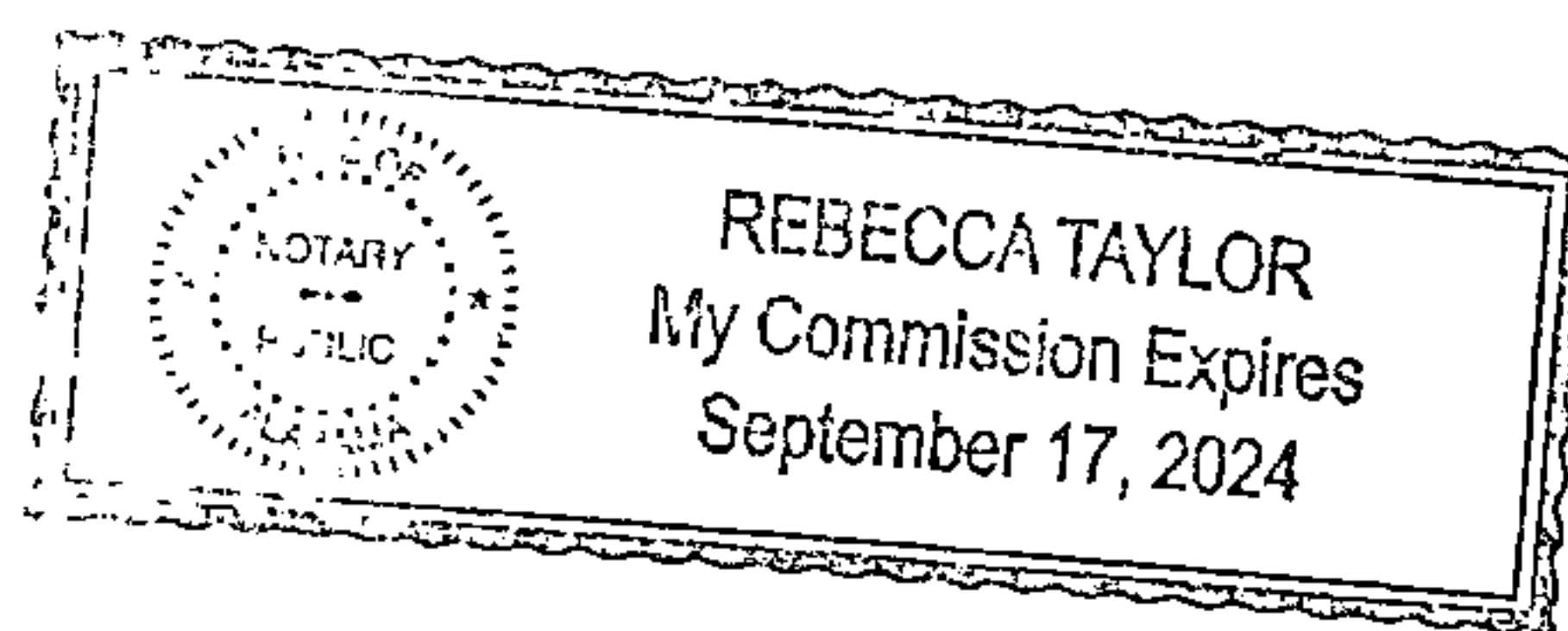
STATE OF ALABAMA  
COUNTY OF ST. CLAIR

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Deborah Kay Holcomb, a/n married woman; and Donna Sue Smith, a/n married woman**, 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 25 day of October, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/17/2024



**GRANTOR'S MAILING ADDRESS:**  
Estate of William Vernon Bishop  
6575 Hwy 47 S  
Shelby, AL  
35143



## Real Estate Sales Validation Form

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

Grantor's Name Estate of William Vernon Bishop, deceased  
Mailing Address 6575 Hwy 47S  
Shelby, AL  
35143

Grantee's Name Stephen Hoff  
Mailing Address Stephanie Hoff  
152 Jasmine Hill Rd  
Indian Springs, AL  
35124

Property Address 2501 Cahaba Valley Rd  
Indian Springs Village, AL 35124

Date of Sale October 25, 2023  
Total Purchase Price \$ 505,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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 any

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 10/25/2023

Print Sarah Diane Green, PR

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one