

This instrument was prepared by:

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

Send Tax Notice To:

CVF One LLC
151 Bishops Lane
Indian Springs, AL35124

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$207,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Barry Johnson, an unmarried individual

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

CVF One LLC

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, run easterly along the north boundary line of said NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West for 666.04 feet; Thence turn an angle of 88 degrees 34 minutes to the right and run Southerly 510.3 feet to the point of beginning of the land herein described and conveyed; Thence continue Southerly along the last said course for 210.0 feet; Thence turn an angle of 82 degrees, 23 minutes to the left and run Southeasterly 210.0 feet; Thence turn an angle of 97 degrees 37 minutes to the left and run Northerly 210.0 feet; Thence turn an angle of 82 degrees 23 minutes to the left and run Northeasterly 210.0 feet to the point of beginning.

This land being a part of the NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West and being one acre, more or less.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 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 Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

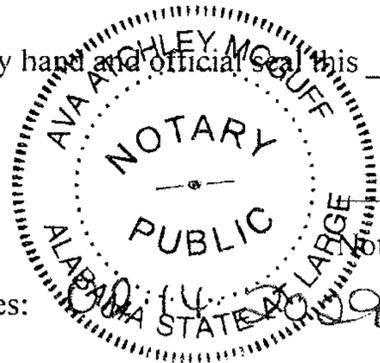
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of August, 2025

Barry Johnson
Barry Johnson

STATE OF Alabama
COUNTY OF Madison

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

Given under my hand and official seal this 19th day of August, 2025.



Ava Atchley Moore
Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2025 02:51:13 PM
\$235.50 JOANN
20250820000256650

Allen S. Boyd

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>Barry Johnson</u>	Grantee's Name	<u>CVF One LLC</u>
Mailing Address	<u>912 Cleermont Drive Southeast Huntsville, AL 35801</u>	Mailing Address	<u>151 Bishops Lane Indian Springs, AL 35124</u>
Property Address	<u>151 Bishops Lane Indian Springs, AL 35124</u>	Date of Sale	<u>August 20, 2025</u>
		Total Purchase Price	<u>\$207,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 August 20, 2025

Print _____

Matthew Fidd

Unattested

Sign _____

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one