

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Scott Richard Wiggins and Virginia
Elizabeth Wiggins
144 River Valley Rd.
Helena, AL35080

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$502,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Lynn Till Leonard, an unmarried individual

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

Scott Richard Wiggins and Virginia Elizabeth Wiggins

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

Lot 634, according to the Survey of Final Plat Riverwoods Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD

Note: Lynn Till Leonard is the surviving grantee of deed recorded in Inst. No. 20210608000278800. The other grantee, John L. Leonard, having died on or about the 2nd day of April 2023.

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 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.

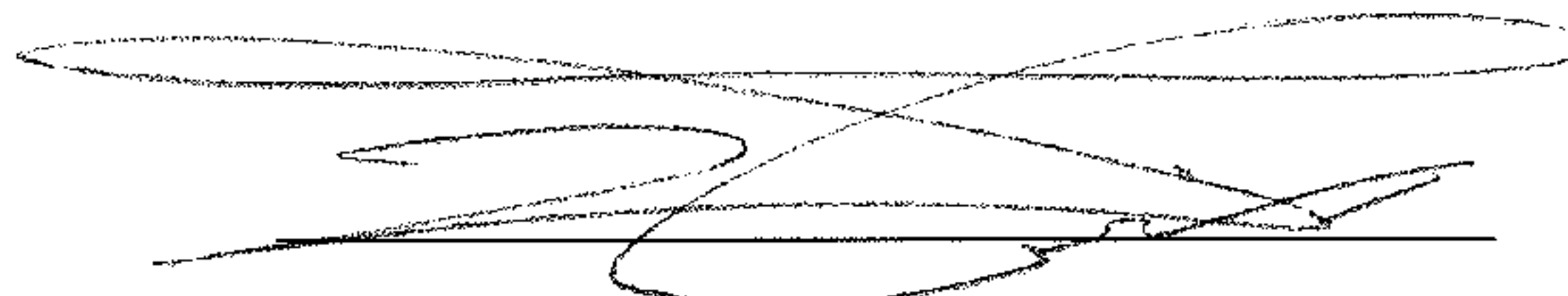
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of March, 2025.

Lynn Till Leonard
Lynn Till Leonard

STATE OF ALABAMA
COUNTY OF JEFFERSON

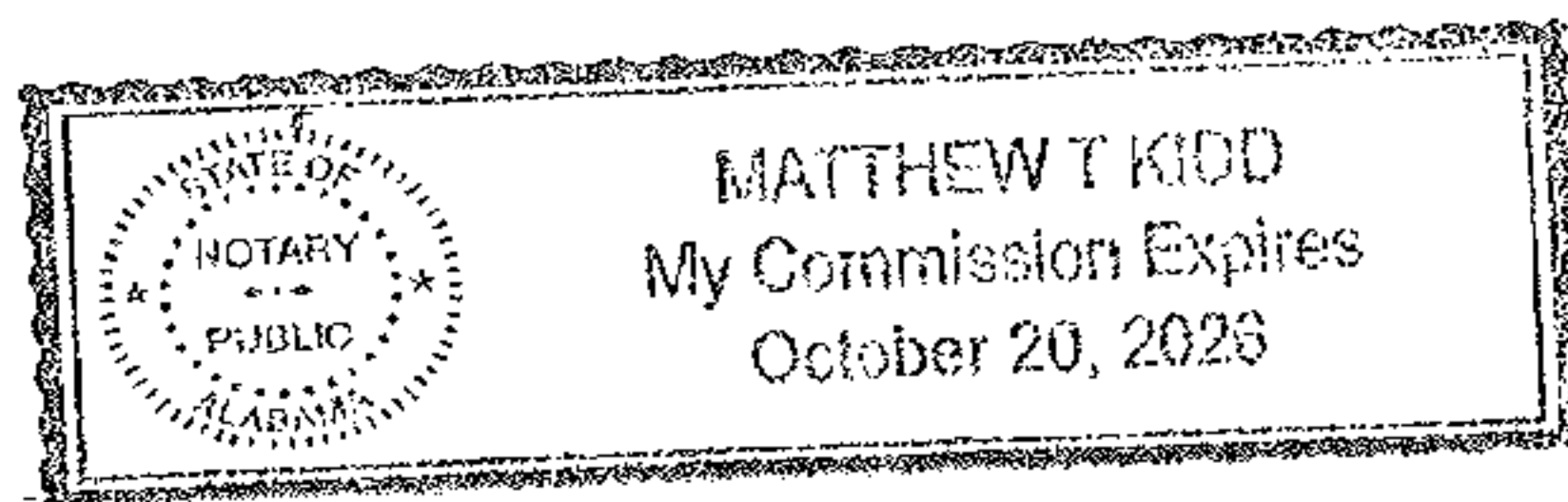
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lynn Till Leonard**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **13th day of March, 2025**.



Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	Lynn Till Leonard	Grantee's Name	Scott Richard Wiggins and Virginia Elizabeth Wiggins
Mailing Address	<u>13552 Sawmill Drive</u> <u>Baton Rouge, LA</u> <u>70818</u>	Mailing Address	<u>144 River Valley Rd.</u> <u>Helena, AL</u> <u>35080</u>
Property Address	<u>144 River Valley Rd.</u> <u>Helena, AL 35080</u>	Date of Sale	<u>3/13/25</u>
		Total Purchase Price	<u>\$502,500.00</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 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 3/13/25

Unattested _____
(verified by)

Print Matthew C. [Signature]

Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2025 12:24:05 PM
\$530.50 JOANN
20250313000076320

Form RT-1

Allen S. Boyd