

SEND TAX NOTICE TO:

Kaitlin Marie Wiggins and Joel Benjamin Francis
4066 Old Cahaba Parkway
Helena, AL 35080

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-192

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rondolph F. Ryan and Regina G. Ryan, a married couple**, whose address is 135 Weatherly Way, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Kaitlin Marie Wiggins and Joel Benjamin Francis**, whose address is 1404 Wild Forest Drive, Homewood, AL 35209, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kaitlin Marie Wiggins and Joel Benjamin Francis, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, **to-wit:**

**LOT 1798, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION,
PHASE 6, RECORDED IN MAP BOOK 34 AT PAGE 67, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.**

FOR INFORMMATIONAL PURPOSES ONLY:

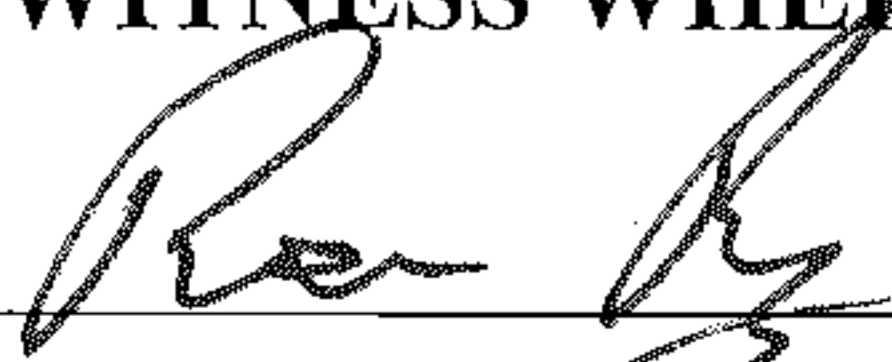
Address is 4066 Old Cahaba Parkway, Helena, Alabama 35080.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

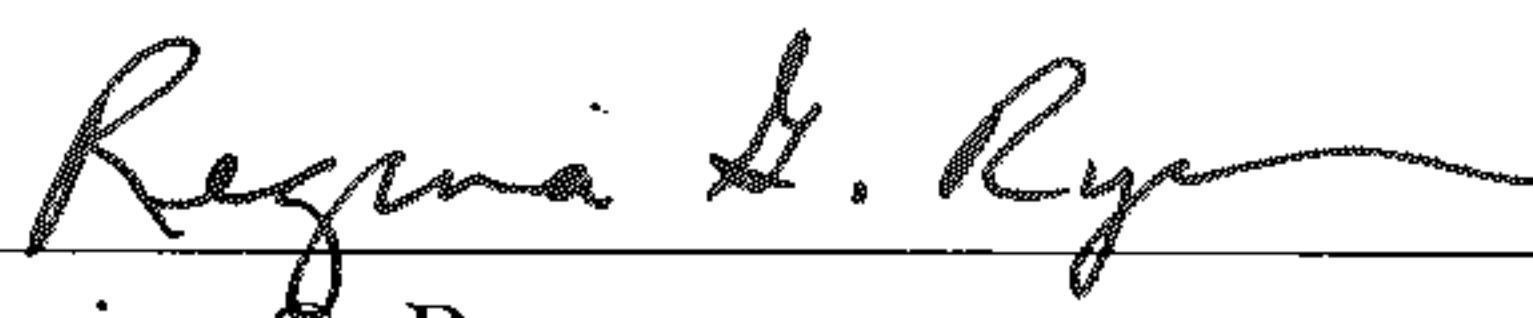
Subject to a third-party mortgage in the amount of \$360,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of June, 2025.



Rondolph F. Ryan



Regina G. Ryan

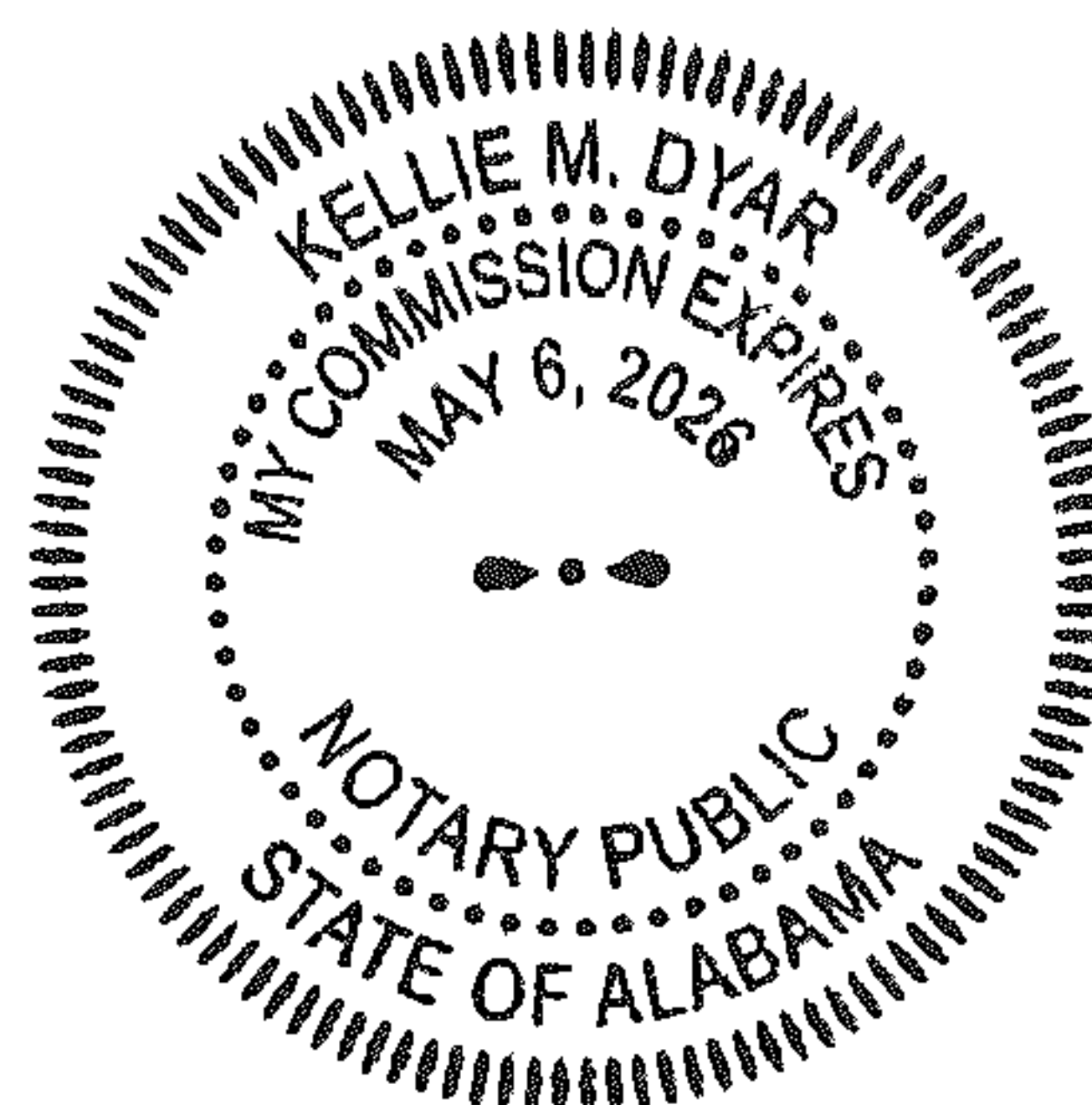
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Rondolph F. Ryan and Regina G. Ryan, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of June, 2025.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2025 02:12:44 PM
\$165.00 PAYGE
20250610000178300

