

THIS INSTRUMENT PREPARED BY:  
David Snoddy  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Leslie D. Leonard and Geoffrey D.  
Leonard**  
461 Huntley Ridge Bend  
Pelham, AL 35124

STATE OF ALABAMA

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED SIX AND 00/100 (\$363,506.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Tower Development, Inc., a Corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEES, **Leslie D. Leonard and Geoffrey D. Leonard** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 88, according to the Survey of Huntley Ridge Subdivision Phase 3, as recorded in Map Book 60, Page 87 A&B, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **461 Huntley Ridge Bend, Pelham, AL 35124**

**\$345,331.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this **August 15, 2025**.

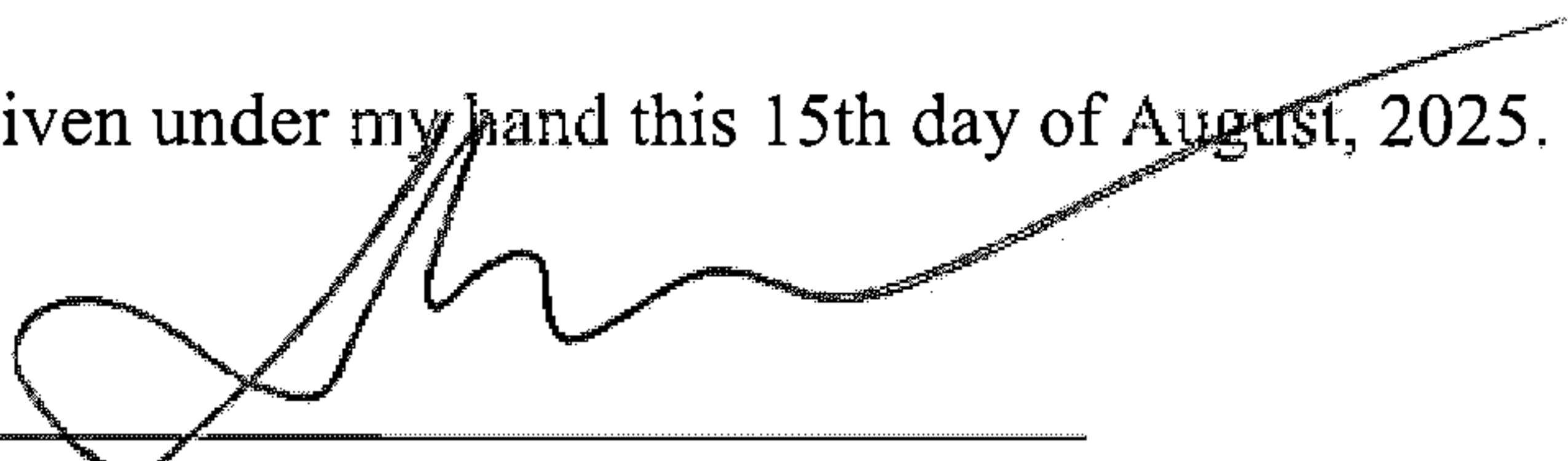
**Tower Development, Inc., a Corporation**

By:   
**Clint Johnston, President**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clint Johnston, President of Tower Development, Inc. whose name as President of the Tower Development, Inc., a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 15th day of August, 2025.

  
\_\_\_\_\_  
Notary Public



**Real Estate Sales Validation Form**

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

Grantor's Name Tower Development, Inc.  
 Mailing Address 2105 Devereux Circle  
Vestavia Hills, AL 35243

Grantee's Name Leslie D. Leonard and Geoffrey D. Leonard  
 Mailing Address 461 Huntley Ridge Bend  
Pelham, AL 35124

Property Address 461 Huntley Ridge Bend  
Pelham, AL 35124

Date of Sale August 15, 2025  
 Total Purchase Price \$363,506.00

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 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 15, 2025

Print David Snoddy

Unattested \_\_\_\_\_

Sign 

(verified by) \_\_\_\_\_ (Grantor/Grantee/Owner/Agent circle one)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/18/2025 12:38:05 PM**  
**\$46.50 BRITTANI**  
**20250818000252800**

*Allie S. Bevil*