

Send tax notice to:  
SARAH AMOROSO WARD  
116 MEADOWGREEN DRIVE  
MONTEVALLO, AL, 35115

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019698

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES CLARK and TRACY CLARK, HUSBAND AND WIFE** whose mailing address is: 56 INDIANA AVENUE, THORSBY, AL 35171 (hereinafter referred to as "Grantors") by **SARAH AMOROSO WARD and MICHAEL KWONG WARD** whose property address is: **116 MEADOWGREEN DRIVE, MONTEVALLO, AL, 35115** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 12, Block 2, according to the Survey of Meadowgreen, recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easements, or claims of easements, not recorded in the Public Records.
3. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
5. All Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines, as shown on recorded Survey of Meadowgreen, recorded in Map Book 6, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictive covenants recorded in Misc. Book 12, Page 766; Deed Book 294, Page 709; Deed Book 271, Page 435; and Misc. Book 14, Page 819.
7. Easement/Right of Way to Alabama Power Company and Southern Bell Telephone and Telegraph recorded in Deed Book 268, Page 117.
8. Any loss or damage arising from any party exercising the right of redemption from that certain Foreclosure Deed dated 5/8/2019, filed 5/28/2019 in Instrument 20190528000181010 in the Office of the Judge of Probate, Shelby County, Alabama.

\$129,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24<sup>th</sup> day of October, 2019.

  
JAMES CLARK

  
TRACY CLARK

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 24<sup>th</sup> day of October, 2019.

  
Notary Public

Print Name: Charles S. Stewart

Commission Expires: 8-30-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/28/2019 03:26:53 PM  
\$26.00 CHERRY  
20191028000395740

