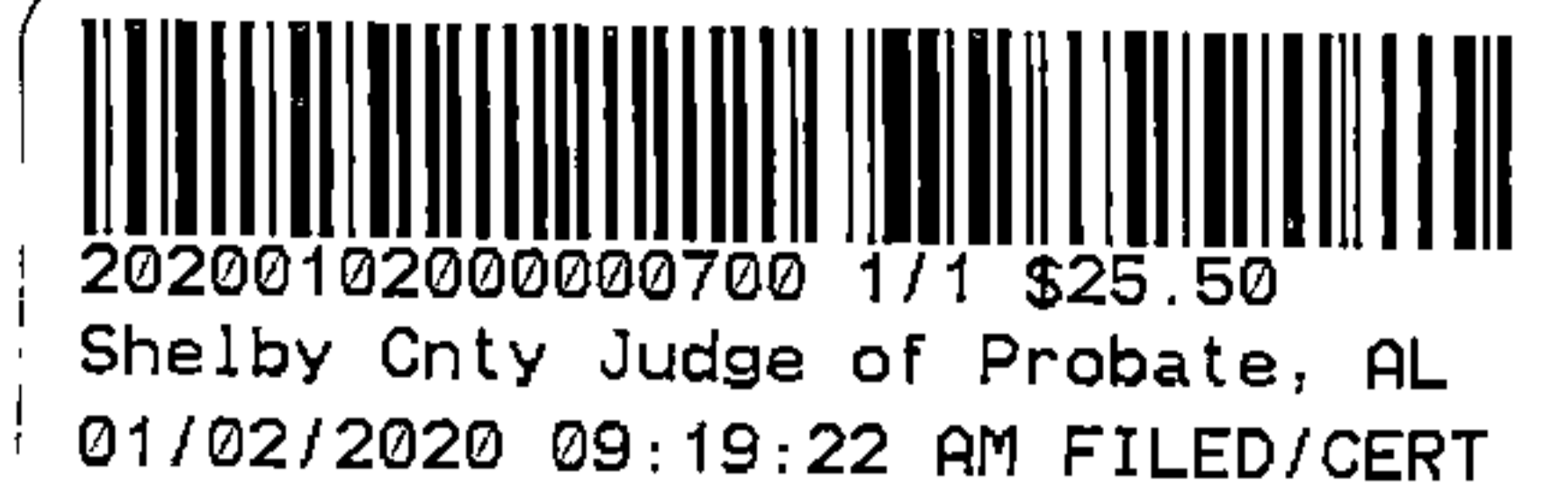


**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2019-12-5950  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Scott Manuwai and  
Christina Manuwai  
1620 Crenshaw Road  
Columbiana, AL 35051  
(Grantees' Mailing Address and Property)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Clifford D. Clark and spouse Shannon Clark**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Scott Manuwai and Christina Manuwai**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A tract of land situated in the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the Northeast corner of the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West and run South along the East line of said quarter-quarter section a distance of 122.50 feet; thence right 78 degrees 25 minutes 22 seconds and run southwesterly a distance of 663.37 feet to a county gravel road; thence right 49 degrees 48 minutes 44 seconds and run northwesterly a distance of 157.17 feet; thence right 130 degrees 11 minutes 16 seconds and run northeasterly 789.44 feet to the point of beginning; being situated in Shelby County, Alabama.

**"ALSO KNOWN AS"**

A tract of land situated in the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the Northeast corner of the South half of the Northwest Quarter of Southeast Quarter of Section 24, Township 20 South, Range 1 West, said point being the Point of Beginning; thence South 00 degrees 05 minutes 06 seconds East a distance of 122.46 feet; thence South 78 degrees 23 minutes 22 seconds West a distance of 626.79 feet; thence North 50 degrees 01 minutes 43 seconds West a distance of 155.46 feet; thence North 78 degrees 31 minutes 40 seconds East a distance of 747.86 feet to the Point of Beginning.

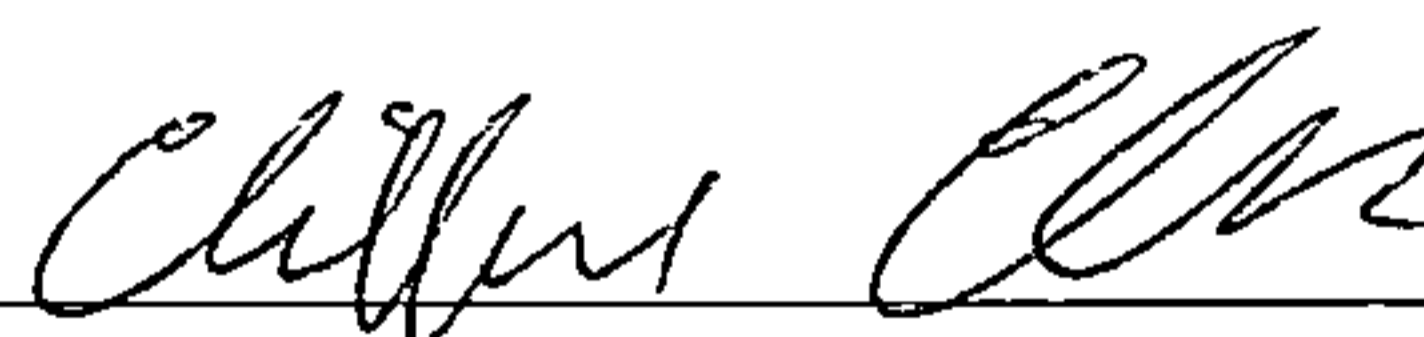
\$169,866.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 27th day of December, 2019.

  
\_\_\_\_\_  
Clifford D. Clark (Seal)

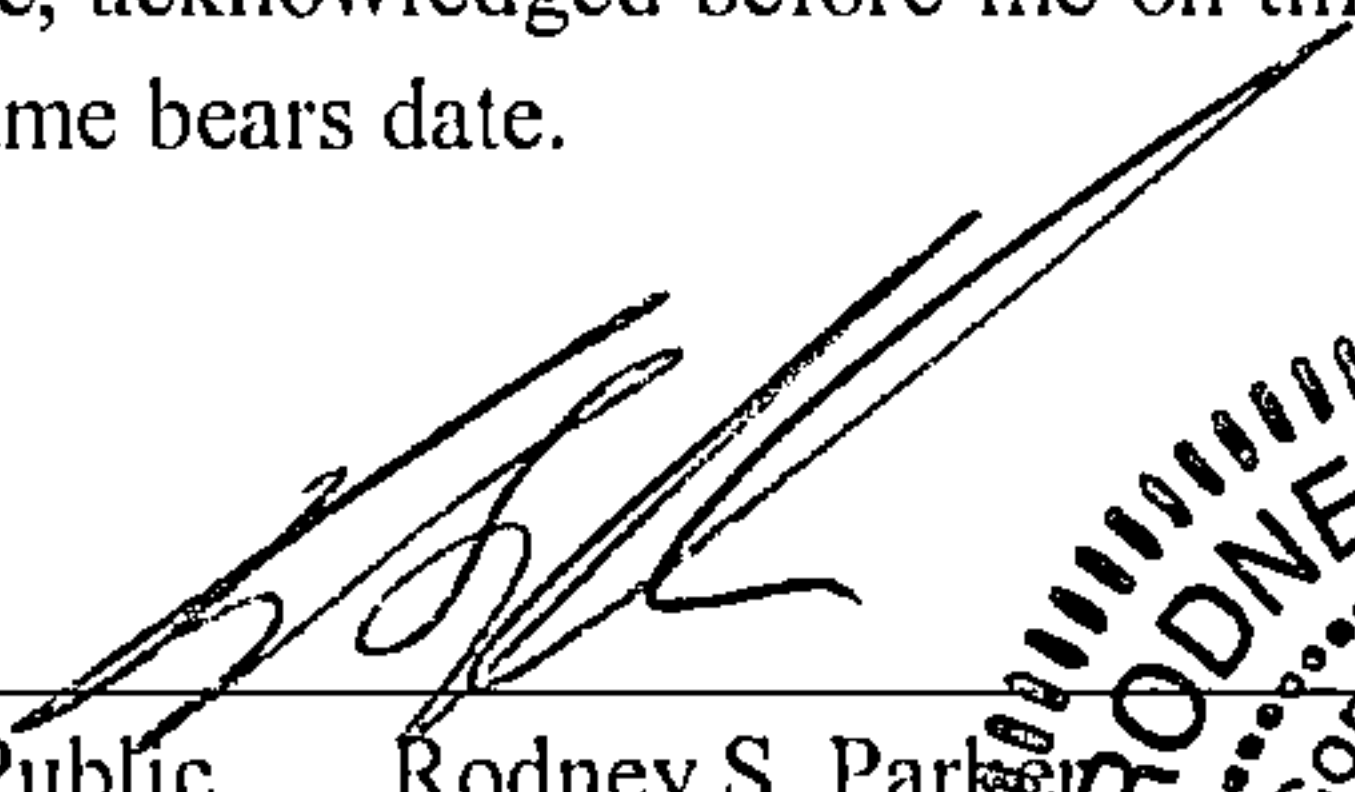
  
\_\_\_\_\_  
Shannon Clark (Seal)

Shelby County, AL 01/02/2020  
State of Alabama  
Deed Tax: \$3.50

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clifford D. Clark and spouse Shannon Clark**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 27th day of December, 2019.

  
\_\_\_\_\_  
Notary Public Rodney S. Parker  
My Commission Expires: 12/4/2023

**Grantors' Mailing Address:**  
14151 Hwy 61 North  
Wilsonville, AL 35186

