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QCDEED 1/3

This instrument prepared by:
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Birmingham, AL 35242
(205) 967-0901
anne@mosespc.com

SEND TAX NOTICES TO:
ANTHONY BUSZKA, Trustee
102 Kauffman Circle
Madison, AL 35758

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

QUITCLAIM DEED

STATE OF ALABAMA

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SHELBY COUNTY

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KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **EUGENIA C. CLEMORE** (the "Grantor") residing at 4943 Meadow Brook Rd., Birmingham, AL 35242, by her Agent, ANTHONY BUSZKA pursuant to a General Durable Power of Attorney dated August 18, 2005 ("Power"), a copy of which is attached hereto, in which she named ANTHONY BUSZKA as her Agent, hereby remises, releases, quit claims and conveys to **ANTHONY BUSZKA** (the "Grantee"), as Trustee of the **EUGENIA C. CLEMORE REVOCABLE LIVING TRUST** dated August 18, 2005 (the "Trust") and not amended ("Trust"), whose address is 102 Kauffman Circle, Madison, AL 35758, all of the Grantor's right, title, interest and claim in or to a one-half undivided interest in the following described real estate, situated in Shelby County, Alabama ("Premises"), to-wit:

Begin at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 16, T-19-S, R-1-W; thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 162.84 feet; thence turn an angle of 39 deg. 35 min. 28 sec. to the right and run a distance of 280.44 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 124.80 feet; thence turn an angle of 60 deg. 02 min. 48 sec. to the right and run a distance of 224.80 feet; thence turn an angle of 06 deg. 33 min. 23 sec. to the right and run a distance of 81.30 feet to a point on the East line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 16; thence continue in the same direction a distance of 116.09 feet to a point on the North R/W line of a 30 foot road easement; thence turn an angle of 29 deg. 48 min. 00 sec. to the right and run along said road easement a distance of 72.24 feet; thence turn an angle of 44 deg. 05 min. 51 sec. to the right and run a distance of 129.93 feet to a point on the North line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 16; thence turn an angle of 89 deg. 54 min. 30 sec. to the right and run a distance of 161.81 feet to the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16 and the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 16, T-19-S, R-1-W, Hunstville Meridian, Shelby County, Alabama, containing 2.38 acres.

The foregoing Premises is not the homestead of the Grantor.

There is no street address of the Premises as it is unimproved property.

The tax assessed value of the property is \$110,170.

The metes and bounds description of the Premises is COM NW COR NW1/4 SE1/4 562.73 TO POB E162.84 SE280.44 SW124.8 NW224.8 NW197.39 NLY72.24 N129.93 E161.81 TO POB

Subject to ad valorem taxes for the year 2022 and subsequent years.

Subject to restrictions, reservations, conditions, easements, and encumbrances of record.

The Premises was owned as follows: Walter Cornelius and wife, Lenora B. Cornelius transferred a one-half undivided interest in and to the Grantor herein by an instrument recorded in Book 293 page 46 of the Office of the Judge of Probate of Shelby County, AL, by Warranty Deed executed on July 19, 1975. Walter Cornelius has since predeceased Lenora B. Cornelius. As a result of this instrument being executed on today's date, a one-half undivided interest is owned by Lenora B. Cornelius, and a one-half undivided interest is owned by the Eugenia C. Clemore Revocable Living Trust. Lenora B. Cornelius hereby consents to the transfer of the one-half undivided interest in the Premises owned by Grantor to the Grantee.

TO HAVE AND TO HOLD to the Grantee forever.

The Grantor was the initial trustee of the Trust, but resigned, and pursuant to Article III(a) of the Trust, the Grantee was appointed as successor trustee. Attached hereto is a copy of Affidavit of the attorney, who prepared the Power and who continues to represent the Grantor, of the Power still being in effect. The Grantor's husband, Lynn Clemore, predeceased her. The Grantor has not remarried.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Given under the Grantor's hand and seal, by her Agent pursuant to a General Durable Power of Attorney dated August 15, 2005 this 21st day of April, 2022.

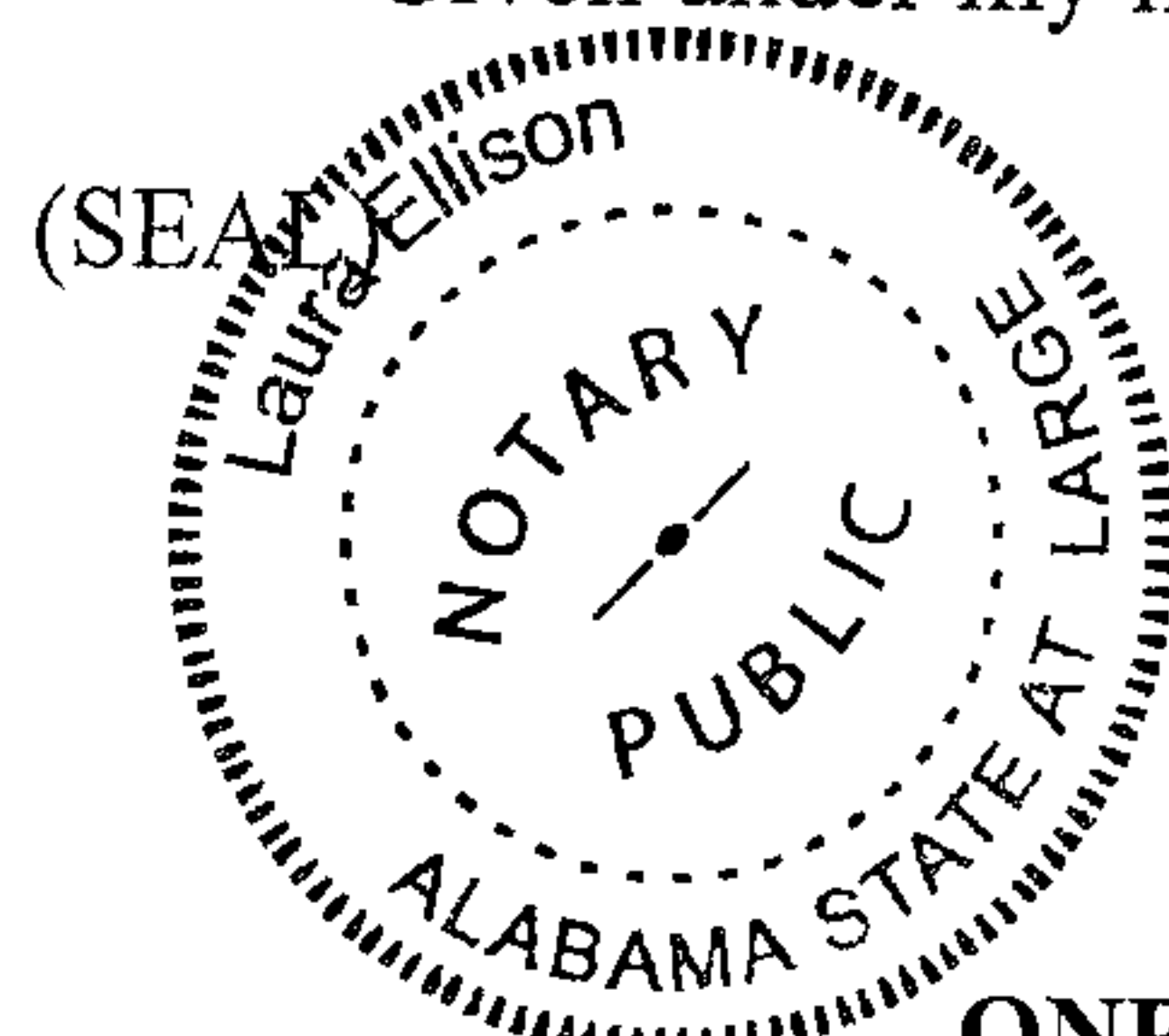
Eugenia C. Clemore
by Anthony Buszka, her attorney in fact.
EUGENIA C. CLEMORE, individually, by
Anthony Buszka, her Agent/Attorney in Fact.

STATE OF ALABAMA

SHELBY COUNTY

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ANTHONY BUSZKA, attorney in fact for EUGENIA C. CLEMORE, pursuant to that certain General Durable Power of Attorney dated August 18, 2005, whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, he executed the same for and in behalf of EUGENIA C. CLEMORE.

Given under my hand and official seal, this the 21st day of April, 2022

(SEAL)  Laura Ellison
Notary Public
My Commission expires: 3/2/2024

**CONSENT OF OWNER OF
ONE-HALF UNDIVIDED INTERST IN PREMISES.**

The transfer of the one-half undivided interest in and two the forgoing Premises is agreed to by Leonora B. Cornelius, a widow who has not remarried. The Premises is not the homestead property of Leonora B. Cornelius.

Given under the hand and seal of LEONORA B. CORNELIUS this 21st day of April 2022.


Leonora B. Cornelius
LEONORA B. CORNELIUS

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LEONORA B. CORNELIUS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily for and as her individual act.

Given under my hand and official seal this the 21st day of April, 2022.

{SEAL}  Laura Ellison
Notary Public
My commission expires: 3/2/2024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2022 03:25:29 PM
\$138.50 JOANN
20220510000192300

Allen S. Boyd