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QCDEED 1/3

This instrument prepared by:
Anne R. Moses
Moses & Moses, P.C.
Attorneys-at-Law
4000 Eagle Point Corporate Drive
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 Road, Birmingham, AL 35242, as former trustee of the **EUGENIA C. CLEMORE REVOCABLE LIVING TRUST** dated August 18, 2005 (the "Trust"), hereby remises, releases, quit claims and conveys to **ANTHONY BUSZKA** (the "Grantee"), as Trustee of the Trust, having the same address, all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 90, according to Survey of Meadow Brook Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 2022 and subsequent years;
2. Restrictive covenants and conditions filed for record on September 15, 1977, in Misc. Book, 21, Page 742, and amended restrictions recorded in Misc. Book 25, Page 825, in Probate Office, Shelby County, Alabama;
3. 35 foot building set back line from Meadow Brook Road;
4. Utility easements as shown on recorded map of said subdivision;
5. Permit to Alabama Power Company in Deed Book 146, Page 391, and permit to Alabama Power Company and South Central Bell, recorded in Deed Book 313, Page 862, 864, and 872 in Probate Office, Shelby County, Alabama;
6. Mineral and mining rights as excepted in Deed Book 313, Page 925, in Probate Office, Shelby County, Alabama.

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

There is no street address as this is unimproved property.

The tax assessed value of the property is \$52,450.

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. The Grantor's husband, Lynn Clemore, predeceased her.

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

Given under the Grantor's hands and seals, this 21st day of April, 2022.

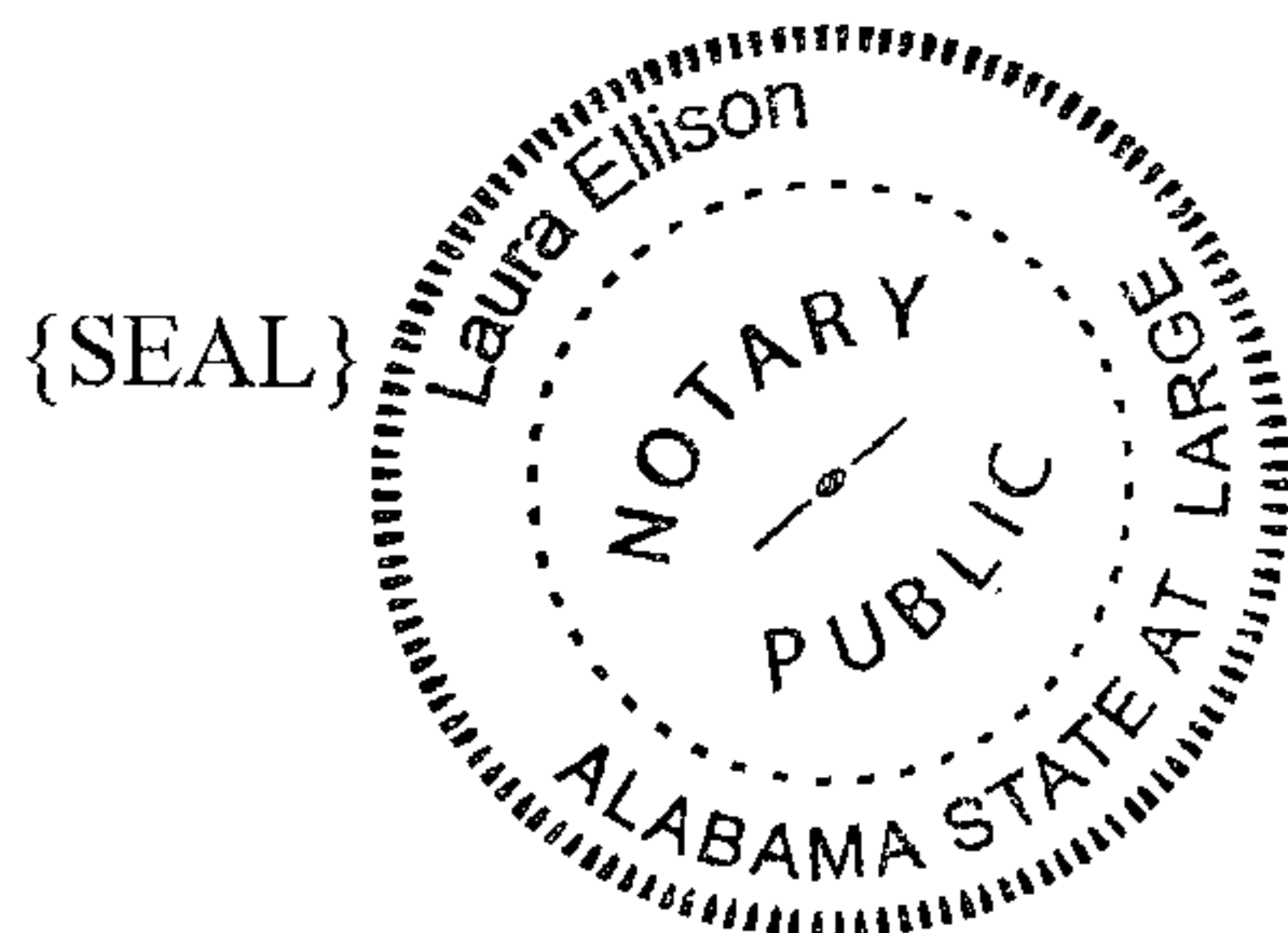
Eugenia C Clemore by
Anthony G Buszka her
attorney in fact
EUGENIA C. CLEMORE, as former trustee

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EUGENIA C. CLEMORE, 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.



Laura Ellison
Notary Public

My commission expires: 3/2/2024

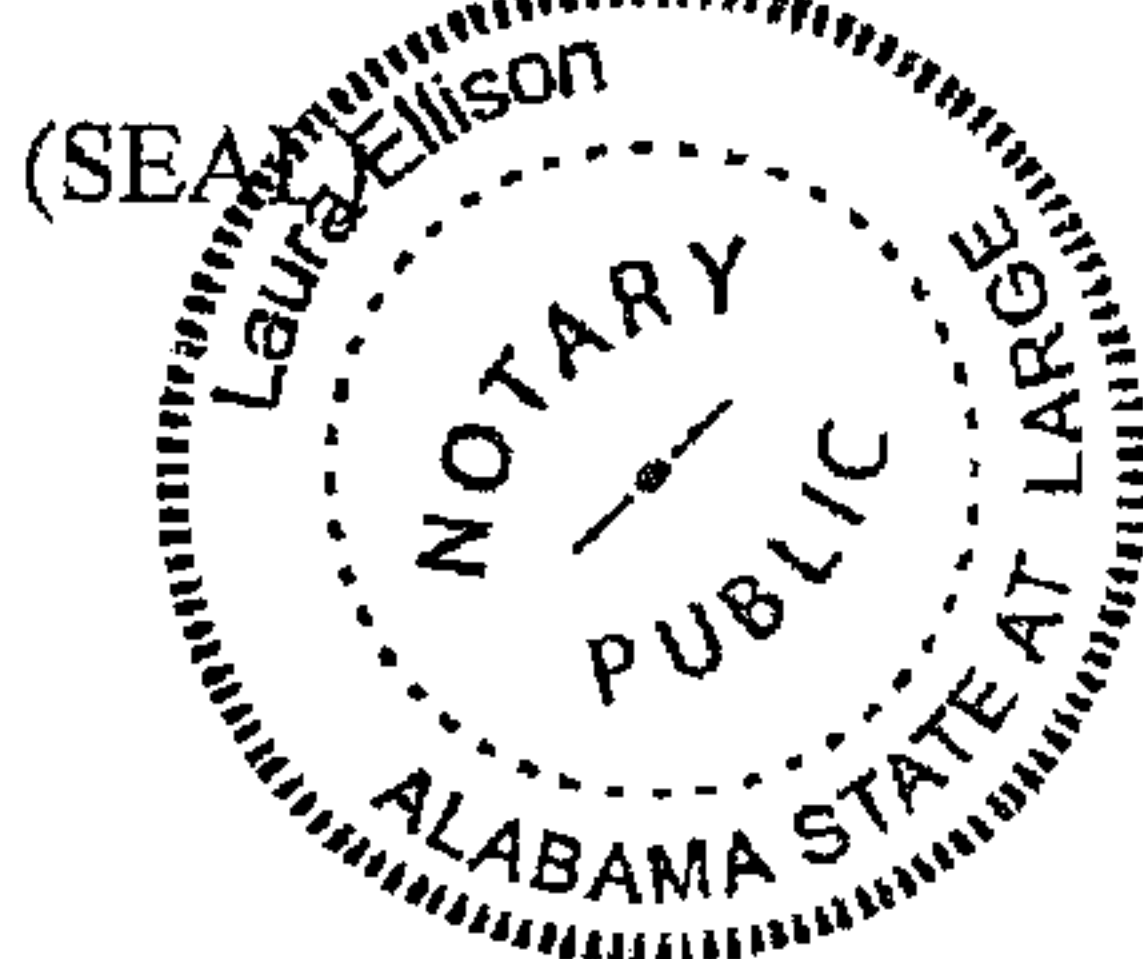
STATE OF ALABAMA

SHELBY COUNTY

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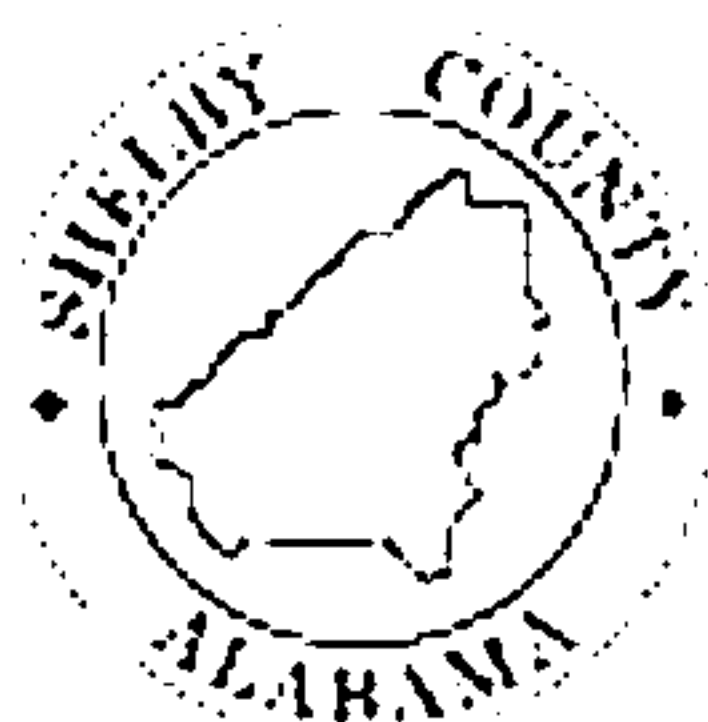
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ANTHONY BUSZKA, attorney in fact for EUGENIA C. CLEMORE, pursuant to that certain General Durable Power of Attorney dated August 18, 2005, whose name is signed to the foregoing instrument and acknowledged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



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 03:25:30 PM
\$80.50 JOANN
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Allen S. Bayl