

20220510000192320
05/10/2022 03:25:31 PM
QCDEED 1/2

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

)

SHELBY COUNTY

)

)

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"), who resides at 4943 Meadow Brook Road, Birmingham, AL 35242, individually, hereby remises, releases, quit claims and conveys to **ANTHONY BUSZKA** as Trustee of the **EUGENIA C. CLEMORE REVOCABLE LIVING TRUST** dated August 18, 2005 (the "Trust") (the "Grantee"), whose address is 102 Kauffman Circle, Madison, AL 35758, 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:

A parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, to wit:

Commence at the northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16; thence run east along the north $\frac{1}{4}$ - $\frac{1}{4}$ line 68.61 feet to an iron on the southeasterly right-of-way of Shelby County Highway #41 (aka Dunnivant Road); thence turn right 124 degrees 15 minutes 35 seconds and run southwest 1761.72 feet to a point on the southeasterly right-of-way of said Highway #41 and the point of beginning:

Thence turn left 83 degrees 01 minutes 22 seconds and run southeasterly 562.41 feet to a point on the west side of Ivy Branch (aka Shoal Creek, aka North Fork of Yellowleaf Creek); thence run southerly along the meander of said creek the following described courses;

Turn right 121 degrees 58 minutes 47 seconds a distance of 46.86 feet;

Turn left 21 degrees 44 minutes 23 seconds a distance of 40.00 feet;

Turn right 16 degrees 45 minutes 29 seconds a distance of 87.14 feet;

Turn left 21 degrees 06 minutes 04 seconds a distance of 131.65 feet;

Turn right 25 degrees 21 minutes 55 seconds a distance of 81.79 feet;

Thence turn right 58 degrees 44 minutes 15 seconds and run northwesterly 428.00 feet to a point on a curve having a delta angle of 03 degrees 09 minutes 01 seconds and a radius of 6506.74 feet on the easterly right-of-way of Shelby County Highway #41;

Thence turn right 90 degrees 27 minutes 41 seconds to tangent of said curve and run

northerly along the arc of said counterclockwise curve along said right-of-way 357.76 feet to the point of beginning. Situated in Shelby County.

This is the Grantor's homestead property.

The street address of the Premises is 4943 Meadow Brook Road, Birmingham, AL 35242.

The tax assessed value of the Premises is \$323,300.

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

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

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 became the 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.

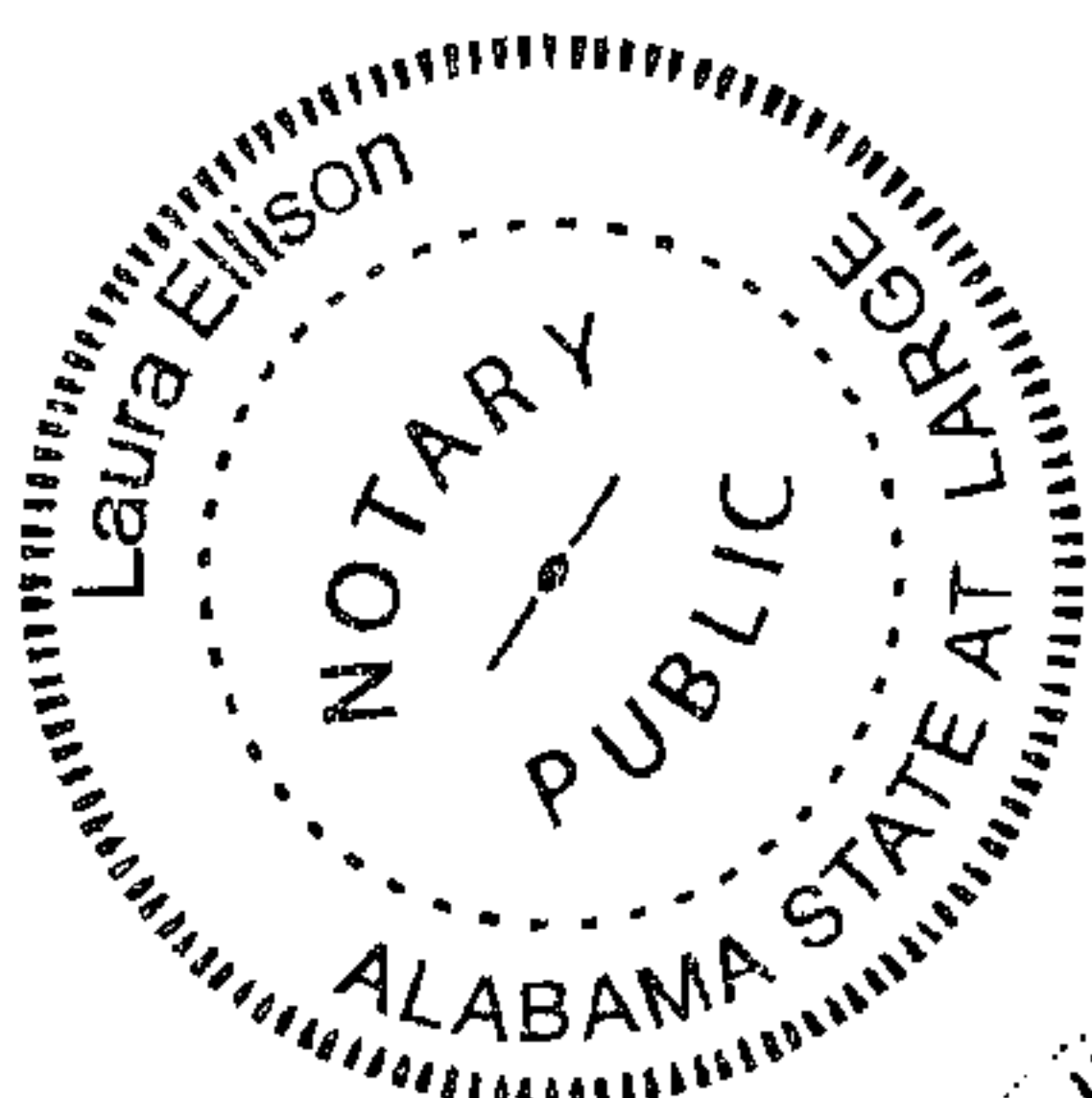
Eugenia C Clemore by
Anthony G Buszka, her attorney in fact
EUGENIA C. CLEMORE, as former trustee

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.

{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 03:25:31 PM
\$348.50 JOANN
20220510000192320

Allen S. Bayel