

20220817000322550
08/17/2022 10:34:28 AM
CORDEED 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

CORRECTIVE QUITCLAIM DEED
(2021 Val \$323,300)

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"), residing at 4943 Meadow Brook Road, Birmingham, AL 35242, hereby remises, releases, quits claim and conveys to **ANTHONY BUSZKA** as trustee of the **EUGENIA C. CLEMORE REVOCABLE LIVING TRUST** dated August 18, 2005 (sometimes the "Trust" or 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:

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.

This is the homestead property of the Grantor.

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

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

The property was owned by Lynn A. Clemore and Eugenia C. Clemore, as joint tenants with right of survivorship. Lynn A. Clemore predeceased Eugenia C. Clemore, leaving her as the sole owner of the property.

TO HAVE AND TO HOLD to the Grantee forever.

The purpose of this deed is to correct that certain Quitclaim Deed ("Original Deed") dated April 21, 2022 and recorded on May 10, 2022, in the Office of the Judge of Probate of Shelby County, Alabama on May 10, 2022, instrument number 20220510000192310 **and parcel number 09 3 06 0 001.043**, by which Original Deed, EUGENIA C. CLEMORE (the "Grantor") remised, released, quit claim and conveyed to Anthony Buszka as Trustee of the Eugenia C. Clemore Revocable Living Trust dated August 18, 2005 the above-described property. The information provided in the Original Deed as to the Premises not being the homestead property and having no address, and the assessed value of the Premises being \$52,450 were in error. The correct information is set forth above.

The Grantor was the initial trustee of the Grantee Trust, but has resigned, and pursuant to Article III (a) of the Trust, the Grantee, ANTHONY BUSZKA, was appointed as successor trustee of the Trust.

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 property conveyed which were created by Grantor and not specifically excepted herein.

Given under the Grantor's hand and seal by her attorney-in-fact this 22 day of July, 2022.

Eugenia C. Clemore
by Anthony Buszka, her attorney in fact
EUGENIA C. CLEMORE, by ANTHONY
BUSZKA, her 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.

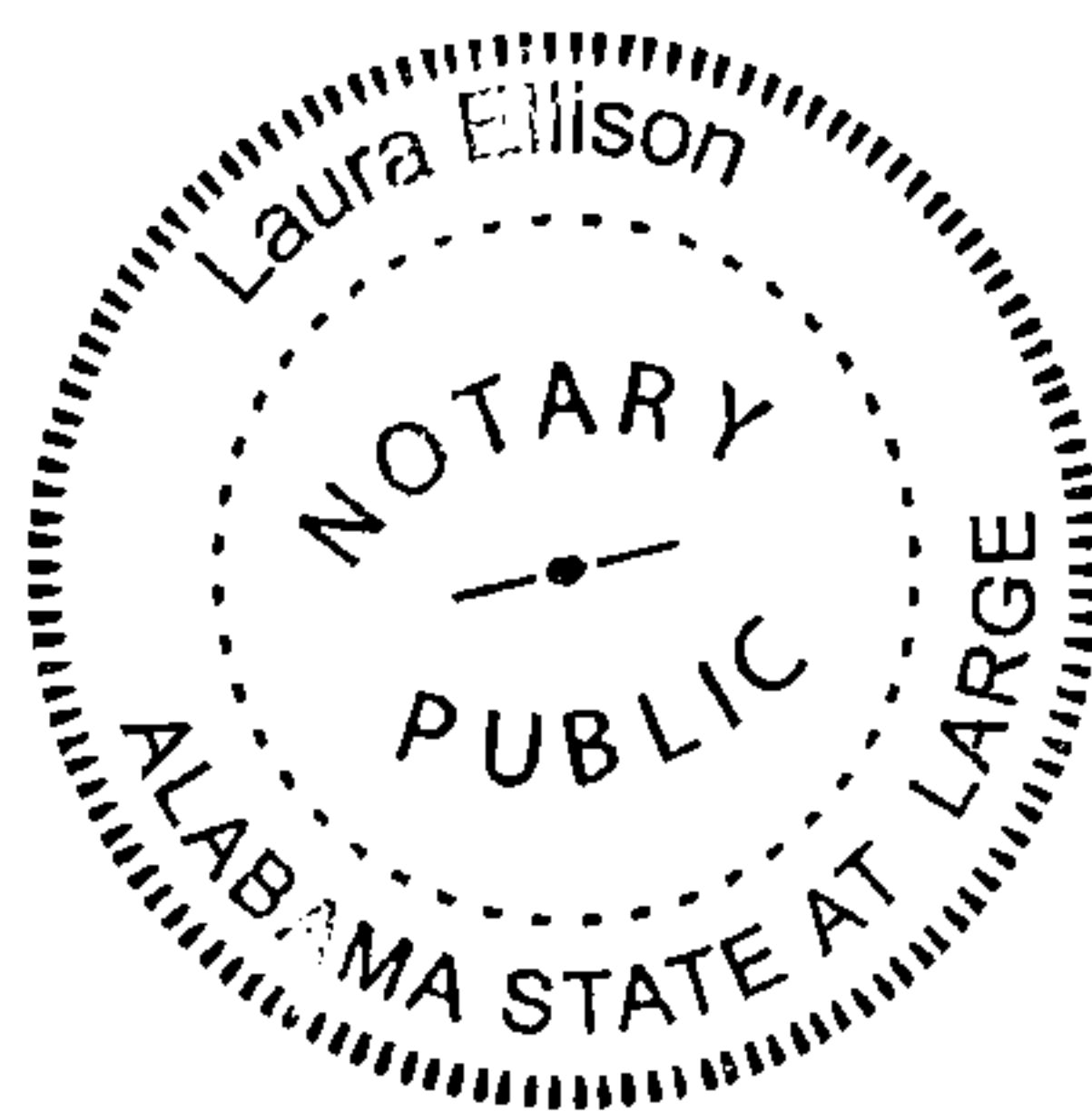
Given under my hand and official seal this the 22 day of July, 2022.

[SEAL]

My commission expires:

3/2/2024

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2022 10:34:28 AM
\$29.00 BRITTANI
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Allen S. Bayl