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08/17/2022 10:34:29 AM
CORDEED 1/7

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

(unimproved land)

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, being a one-half undivided interest, 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.

LESS and EXCEPT the property descriptions set forth on Exhibit A attached hereto and made a part hereof.

Parcel Number 09 5 16 0 001 005.000.

This is not the Grantor's homestead property.
There is no street address of the Premises as it is unimproved land.

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

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

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

The purpose of this Corrective Deed is to correct that certain Quitclaim Deed ("Original Deed") dated April 21, 2022 and recorded as instrument 20220510000192320 in the Office of the Judge of Probate of Shelby County, Alabama on May 10, 2022, 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 being the homestead property and the address of the Premises being 4943 Meadow Brook Road, Birmingham, AL 35242, and the assessed value of the Premises being \$323,300, were in error. The correct information is as set forth in the detailed description above and in Exhibit A attached hereto and made a part hereof.

The other owner of the one-half undivided interest in the property is **LEONORA B. CORNELIUS**. She consents to the transfer of Eugenia C. Clemore's interest in the Premises to the aforementioned Trust.

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 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 hands and seals, 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.

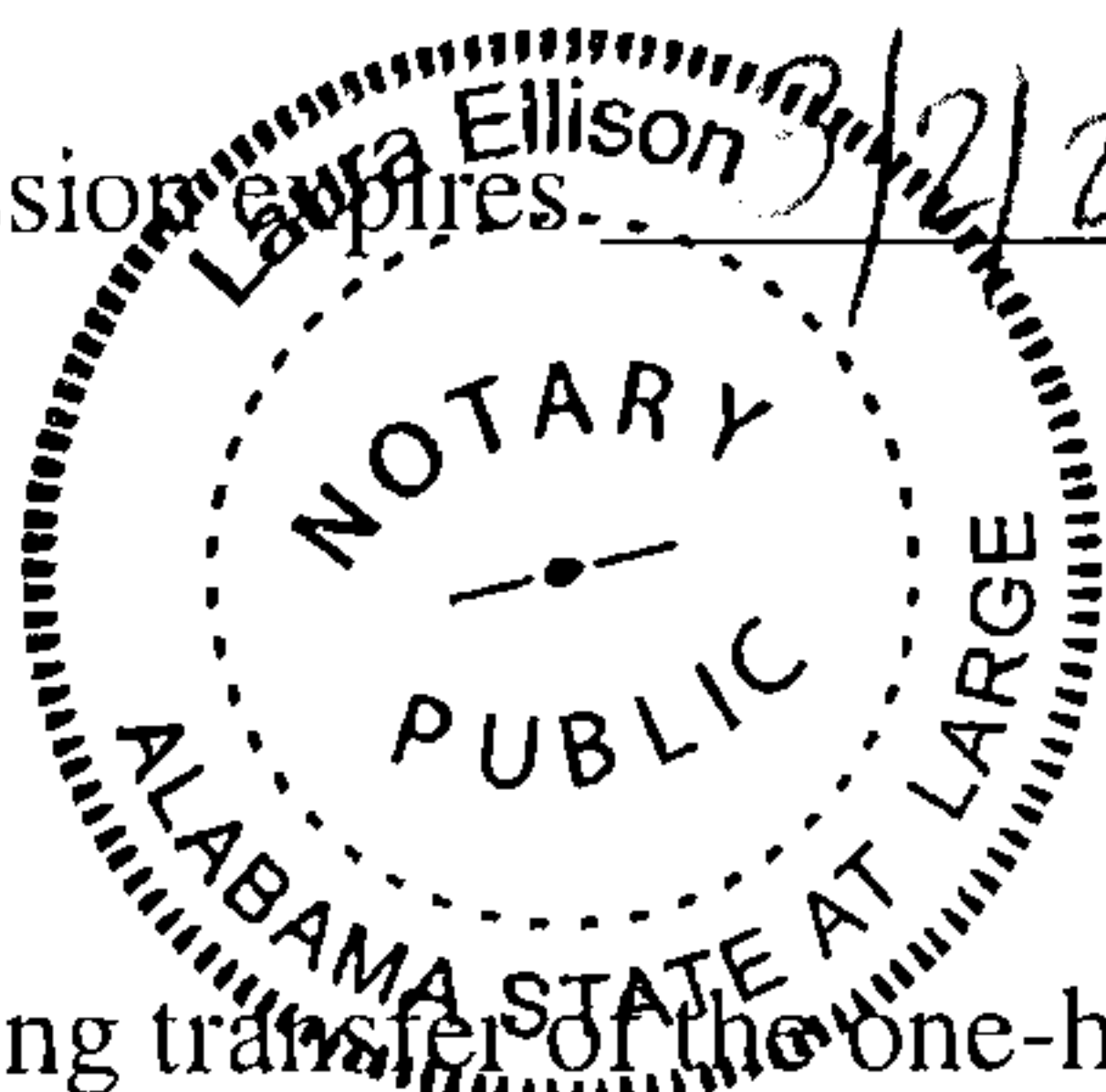
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ANTHONY BUSZKA, whose name is signed to the foregoing instrument as the attorney-in-fact for EUGENIA C. CLEMORE, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and as the attorney-in-fact for the individual act of EUGENIA C. CLEMORE.

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

My commission expires: 3/2/2024

{SEAL}



Laura Ellison
Notary Public

CONSENT

The foregoing transfer of the one-half undivided interest in and to the Premises is hereby consented to by LEONORA B. CORNELIUS this 22 day of July, 2022.

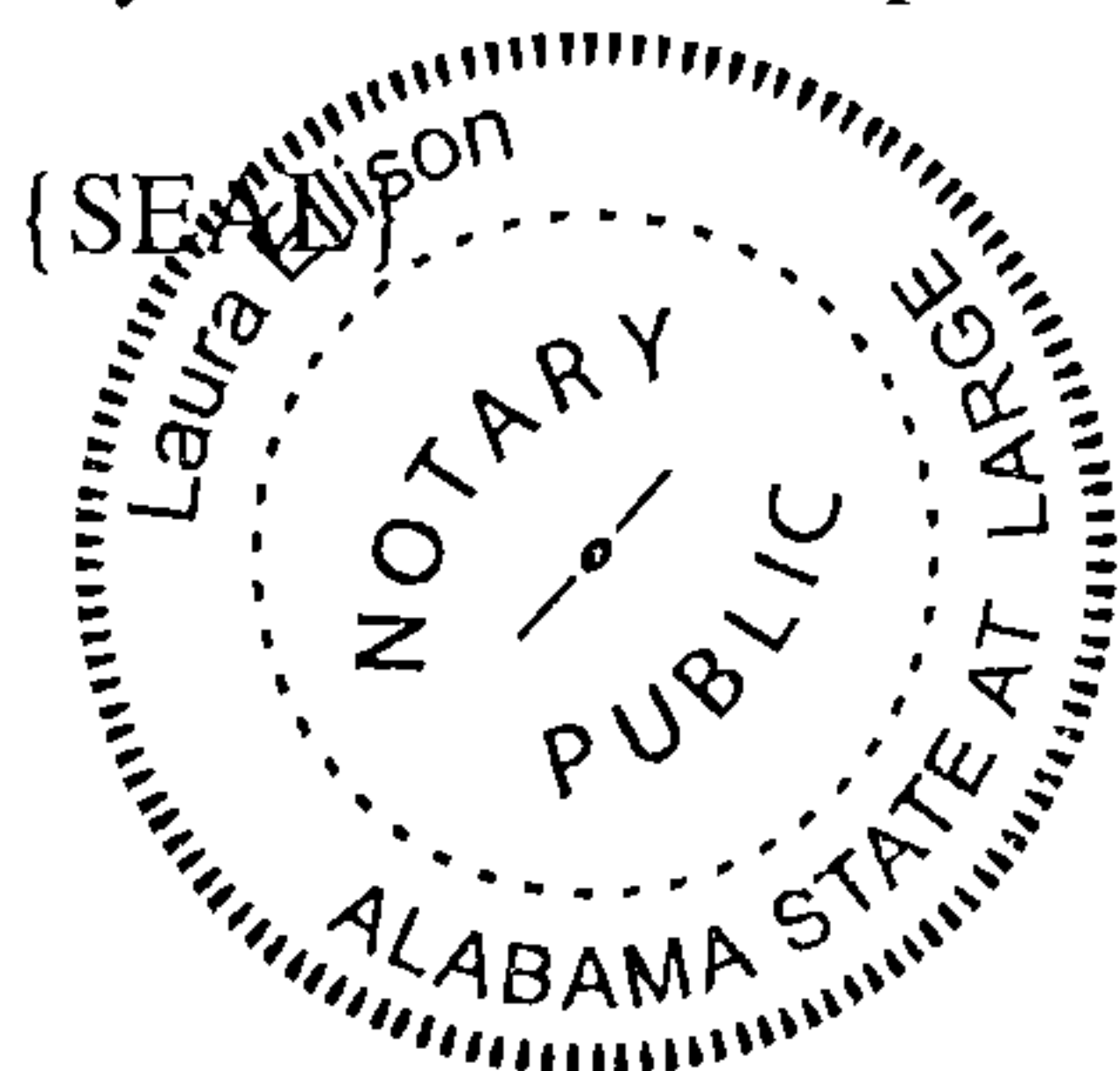
Leonora B. Cornelius
LEONORA B. CORNELIUS

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 22nd day of July, 2022.

My commission expires: 3/2/2024



Laura Ellison
Notary Public

**EXHIBIT A
TO THE CORRECTIVE QUTCLAIM DEED**

A parcel of land situated in the Southeast quarter of the Northwest quarter, the Northeast quarter of the Southwest quarter, and the Northwest quarter of the Southeast quarter of Section 16, Township 19 South, 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a rebar with plastic cap bearing the Certificate of Authorization of Paragon Engineering, Inc. marking the Southeast corner of the Southwest quarter of the Northeast quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama and run in a Westerly direction along the South line of said quarter-quarter section 1357.04 feet to the Point of Beginning of the herein described parcel; thence deflect $88^{\circ} 24' 34''$ and run to the left in a Southerly direction 52.73 feet; thence turn an interior angle of $270^{\circ} 12' 24''$ and run to the left in an Easterly direction 166.99 feet to the centerline of the North Fork of Yellowleaf Creek; thence turn an interior angle of $140^{\circ} 22' 56''$ and run to the right in a Southeasterly direction 266.16 feet to a crimped iron pipe on the West bank of said creek; thence turn an interior angle of $90^{\circ} 00' 00''$ and run to the right in a Southwesterly direction 124.75 feet; thence turn an interior angle of $188^{\circ} 28' 06''$ and run to the left in a Southwesterly direction 151.42 feet; thence turn an interior angle of $160^{\circ} 34' 15''$ and run to the right in a Southwesterly direction 352.11 feet; thence turn an interior angle of $92^{\circ} 46' 39''$ and run to the right in a Northwesterly direction 235.10 feet; thence turn an interior angle of $256^{\circ} 12' 44''$ and run to the left in a Southwesterly direction 380.81 feet; thence turn an interior angle of $108^{\circ} 49' 05''$ and run to the right in a Northwesterly direction 164.12 feet; thence turn an interior angle of $255^{\circ} 27' 07''$ and run to the left in a Southwesterly direction 143.48 feet, thence turn an interior angle of $84^{\circ} 43' 10''$ and run to the right in a Northwesterly direction 240.20 feet to the Southeasterly right-of-way of Shelby County #41, [Dunnavant Valley Road]; thence turn an interior angle of $100^{\circ} 48' 01''$ to the tangent of a curve to the left having a central angle of $2^{\circ} 00' 04''$ and a radius of 2904.79 feet and run right to left in a Northeasterly direction along the arc of said curve and along said right-of-way 101.45 feet; thence run tangent to the last described curve in a Northeasterly direction 448.04 feet to the locally accepted South line of the Southeast quarter of the Northwest quarter of said section; thence turn an interior angle of $129^{\circ} 47' 51''$ and run to the right in an Easterly direction along said south line 213.95 feet; thence turn an interior angle of $229^{\circ} 24' 17''$ and run to the left in a Northeasterly direction 211.39 feet; thence turn an interior angle of $310^{\circ} 19' 14''$ and run to the left in a Westerly direction 216.92 feet to the Southeasterly right-of-way of said Shelby County highway #41; thence turn an interior angle of $50^{\circ} 28' 38''$ and run to the right in a Northeasterly direction 61.66 feet; thence turn an interior angle of $129^{\circ} 47' 51''$ and run to the right in an Easterly direction 396.21 feet to the locally accepted East line of the Southeast quarter of the Northwest quarter of said Section; thence turn an interior angle of $89^{\circ} 47' 36''$ and run to the right in a Southerly direction along said East line 146.20 feet to the point of beginning, containing 14.28 acres, more or less.

Exhibit A continued

Less and except:

Property 1 (undivided $\frac{1}{2}$ interest):

Begin at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 16, 19-S, R-1..W; thence nm 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 1/4 of the SW 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 1/4 of the SW 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 1/4 of the SE 1/4 of Section 16 and the point of beginning. Situated in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, Sec. 16, T-19-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, containing 2.38 acres.

Based on deed recorded as Instrument 19750619000031580 on 06/19/1975 Book 293 Page 46 of Walter Cornelius and Lenora B. Cornelius to Eugenia C. Clemore

Property 2 (undivided 1/2 Interest):

Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Sec. 16, T-19-S, R-1-W; thence run South along the East Line of 1/4 1/4 Section a distance of 245.50 feet to the point of beginning; thence turn an angle of 73 deg. 53 min. 51 sec. to the left and run a distance of 63.76 feet; thence turn an angle of 25 deg. 50 min. 00 sec. to the right and run a distance of 213.44 feet; thence turn an angle of 99 deg. 11 min. 38 sec. to the right and run a distance of 352.21 feet; thence turn an angle of 87 deg. 13 min. 22 sec. to the right and run a distance of 269.86 feet; thence turn an angle of 63 deg. 53 min. 00 sec. to the right and run a distance of 158.80 feet; thence turn an angle of 40 deg. 12 min. 00 sec. to the right and run a distance of 102.41 feet; thence turn an angle of 44 deg. 25 min. to the right and run a distance of 72.37 feet to the point of beginning. Situated in the Northeast 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, Sec. 16,

Exhibit A Continued

T-19-S, R-1-W, Huntsville Meridian, Shelby County, Alabama, containing 2.38 acres.

. Also, a road easement 15 feet either side of a center line described as: commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, T-19-S, R-1-W; thence run South along the East line of said 1/4 1/4 Section a distance of 245.50 feet; thence turn an angle of 106 deg. 06 min. 09 sec. to the right and run a distance of 72.37 feet; thence turn an angle of 44 deg. 25 min to the left and run a distance of 15.36 feet to the point of beginning of the road easement; thence turn an angle of 74 deg. 13 min. 00

sec. to the right and run a distance of 124.49 feet; thence turn an angle of 28 deg. 00 min. 48 sec. to the left and run a distance of 112.67 feet; thence turn an angle of 15 deg. 36 min. 00 sec. to the left and run a distance of 173.15 feet; thence turn an angle of 25 deg 56min. 00 sec. to the right and run a distance of 148.60 feet to a point on Shelby County Hwy. No. 41, and the point of beginning. Situated in the NE 1/4 of the SW 1/4 Sec. 16, T-19-S, R-1-W, Huntsville Meridian, Shelby County, Alabama.

Based on Instrument # 19750119000002830 dated 01/19/1975 Book 293 Page 45 of Eugenia C. Clemore and Lynn Clemore to Walter Cornelius and Lenora B. Cornelius.

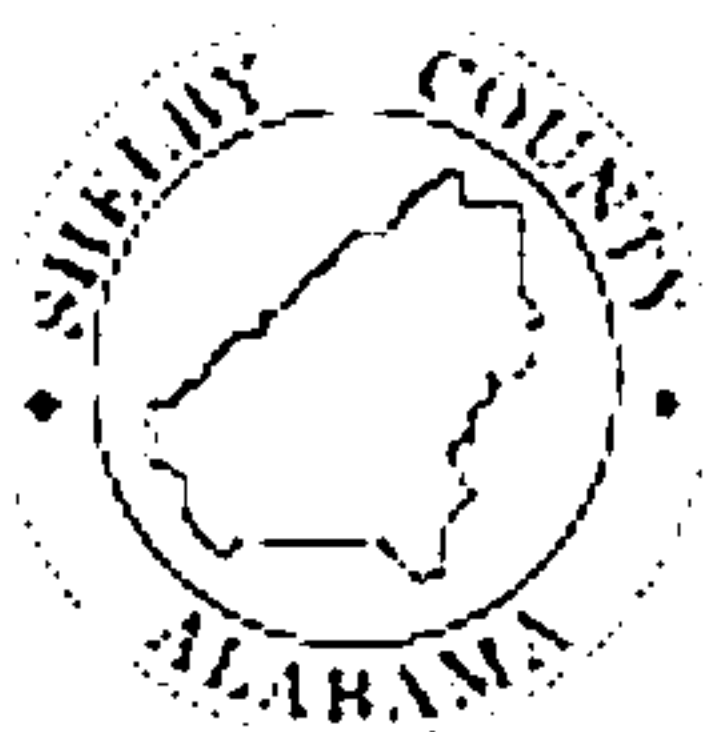
Property 3:

- Begin at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, thence run Northerly along the East line of said 1/4 - 1/4 section a distance of 210.0 feet to a point; thence turn an angle of 90 degrees, 08 minutes, 43 seconds to the left and run Westerly parallel with the South line of said 1/4 - 1/4 a distance of 391.73 feet to a point on the East right-of-way of Shelby County Highway No. 41; thence turn an angle of 50 degrees 17 minutes 33 seconds to the left and run Southwesterly along the said East right-of-way of said Highway 41 a distance of 62.96 feet to a point; thence turn an angle of 129 degrees 42 minutes 27 seconds to the left and run Easterly a distance of 210.0 feet to a point; thence turn an angle of 129 degrees 42 minutes 27 seconds to the right and run Southwesterly parallel with the right-of-way of said Highway 41 a distance of 210.0 feet to a point on the South line of said 1/4 - 1/4; thence turn an angle of 129 degrees 42 minutes 27 seconds to the left, and run Easterly along the said South line of said 1/4 - 1/4 a distance of 355.56 feet to the point of beginning, containing 1.53 acres.

Situated in Shelby County, Alabama. **Inst # 2001-09154**

File 3/14/2001 Briarwood Construction Inc to Walter Cornelius and Lenora B. Cornelius

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2022 10:34:29 AM
\$42.00 BRITTANI
20220817000322560

Allie S. Bayl