



20220923000367070 1/6 \$37.00  
Shelby Cnty Judge of Probate, AL  
09/23/2022 12:42:38 PM FILED/CERT

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

### SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, on this day personally appeared ANNE R. MOSES ("Affiant") who, being first duly sworn, upon her oath states:

1. My name is ANNE R. MOSES. I am an attorney-at-law with offices located at 4000 Eagle Point Corporate Drive, Birmingham, Alabama 35242. I am a member of the firm of Moses & Moses, P.C.
2. I prepared a Corrective Quitclaim Deed, a copy of which is attached, regarding Parcel Number 09 5 16 0 001 028.000 ("Parcel"). The Deed contained two errors:
  - a. The owner of the entire undivided interest in the Parcel prior to the transfer of her entire interest to the EUGENIA C. CLEMORE REVOCABLE LIVING TRUST dated August 18, 2005, was EUGENIA C. CLEMORE.
3. The property description of such Parcel was incorrect. Following is the correct description of the Parcel:

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 ¼ of the SE ¼ of Section 16 and the point of beginning.  
Situating in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, Sec.  
16, T-19-S, R-1-W, Hunstville Meridian, Shelby County, Alabama,  
containing 2.38 acres.

- a. There is no street address of the Premises as it is unimproved property.
  - b. The tax assessed value of the property is \$52,480.
4. There is no metes and bounds description for the Parcel.

Based upon the foregoing, I respectfully request that the Probate Court of Shelby County, Alabama Recording Department accept this Affidavit as and for the proper owner of the Parcel and the proper property description of the Parcel.

Signed this 9/14/, 2022.

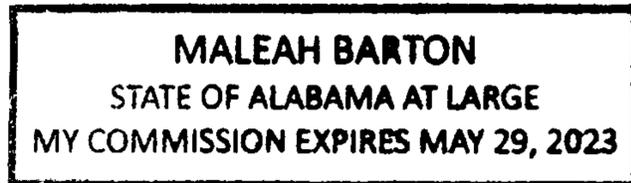
Anne R. Moses  
ANNE R. MOSES

STATE OF Alabama )  
Shelby COUNTY )

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ANNE R. MOSES, who is known to me and whose name is signed to the foregoing instrument and acknowledged before me on this day that being informed of the contents of the instrument, she executed the same as her individual act.

Given under my hand and official seal, this the 14<sup>th</sup> day of September, 2022

Maleah Barton  
Notary Public  
My Commission expires: \_\_\_\_\_





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~~\$2,480~~

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 CORDEED 1/4

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**  
 (Value 2021 - \$52,480)

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 ¼ of the NE ¼ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, to wit:

Commence at the northwest corner of the NE ¼ of the NE ¼ of said Section 16; thence run east along the north ¼ - ¼ 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;



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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.

Parcel Number 09 5 16 0 001 028.000.

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 \$52,480.

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 deed is to correct that certain Quitclaim Deed ("Original Deed") dated April 21, 2022 and recorded on May 10, 2022, Document Number 20220510000192300 in the Office of the Judge of Probate of Shelby County, Alabama, 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 \$110,170 were in error. The correct information is set forth above.

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 17<sup>th</sup> day of August, 2022.

*Eugenia C. Clemore*  
*by Anthony Buszka, her attorney in fact*  
\_\_\_\_\_  
**EUGENIA C. CLEMORE, as former trustee**  
**By Anthony Buszka, her attorney-in-fact.**

~~52,480~~  
52,480

STATE OF ALABAMA )  
SHELBY COUNTY )



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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.

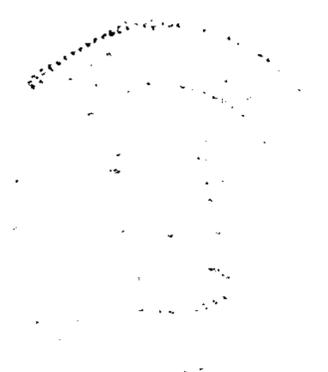
Given under my hand and official seal this the 17<sup>th</sup> day of August, 2022.

Anna J. Massey  
Notary Public

{SEAL}

My commission expires: \_\_\_\_\_

My Commission Expires  
March 16, 2025



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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$32.00 JOANN  
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*Allie S. Boyd*