



20250131000030550 1/4 \$301.00  
Shelby Cnty Judge of Probate, AL  
01/31/2025 10:39:54 AM FILED/CERT

**This instrument was prepared by:**

Mike O'Connor

26345 Cotton Bayou Dr

Orange Beach AL 36561

**Once recorded, return to:**

Katherine O'Connor

1016 5th Ave NW

Alabaster AL 35007

This Space for Recorder's Use Only.

## Alabama General Warranty Deed

State of Alabama

County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

Two hundred Seventy Thousand and 00/100 US Dollars (\$ 270,000.00 ) in hand, paid to

Taylor Belsterling and Sydney Belsterling, a married couple

with an address of 26345 Cotton Bayou Dr, Orange Beach AL 36561

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Katherine O'Connor and Michael O'Connor,

with an address of 1016 5th Ave NW, Alabaster AL 35007

(the "Grantee" or "Grantees"), its successors and assigns the following-described real property,

lying, being and situated in Shelby County, Alabama, to wit:

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

Tax Parcel ID Number 13 7 35 3 001 004.008

The property identified herein ☒ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

A mortgage ☐ is **-OR-** ☒ is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: Katherine O'Connor

Address: 1016 5th Ave NW, Alabaster AL 35007





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**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2025 and thereafter.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature:	<u>Taylor Belsterling</u>	Date:	<u>1/18/2025</u>
Printed Name:	<u>Taylor Belsterling</u>		
Grantor Signature:	<u>Sydney Belsterling</u>	Date:	<u>1/18/2025</u>
Printed Name:	<u>Sydney Belsterling</u>		



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## NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama Georgia )  
County of Chatham )

On January 18, 2025 before me, James R Polley,  
personally appeared Taylor and Sydney Belsterling,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature

Printed Name

My Commission Expires

James R Polley

James R Polley

10-04-2027

James R Polley  
NOTARY PUBLIC  
Chatham County  
State of Georgia  
My Comm. Expires October 4, 2027



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## EXHIBIT A

Legal description of the real property being conveyed by this instrument.

MAP NUMBER 13 7 35 3 000 CODE1: 05 CODE2: 00  
SUB DIVISION1: Hamlet 3rd Sector MAPBOOK: 08 PAGE: 130  
PRIMARY LOT: 7 PRIMARYBLOCK: 000  
SECTION1: 35 TOWNSHIP1: 20S RANGE1: 03W  
LOT DIM1: 92.06. LOT DIM2: 131.49

Property Address

1016 5<sup>th</sup> Ave NW  
Alabaster AL 35007