

QUIT CLAIM DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Sarah E Realmuto
110 Heather Ln
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of clearing title pursuant to that certain Final Judgment of Divorce entered in Case No. DR-2021-900733, in the Circuit Court of Shelby County, Alabama, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Steven J O'Connor, unmarried

(herein referred to as "Grantor") remiss, release, quit claim, grant and sell unto

Sarah E Realmuto

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of Heather Ridge Second Addition Phase One, as recorded in Map Book 20, page 22, in the Probate Office of Shelby County, Alabama.

Sarah E. Realmuto is one and the same person as Sarah E. O'Connor. grantee in Warranty Deed recorded in Instrument # 20160921000344800.

\$200,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

Note to recording Clerk: The Tax Assessed Value of Grantor's 1/2 interest is \$179,175.00

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 29 day of October, 2025.

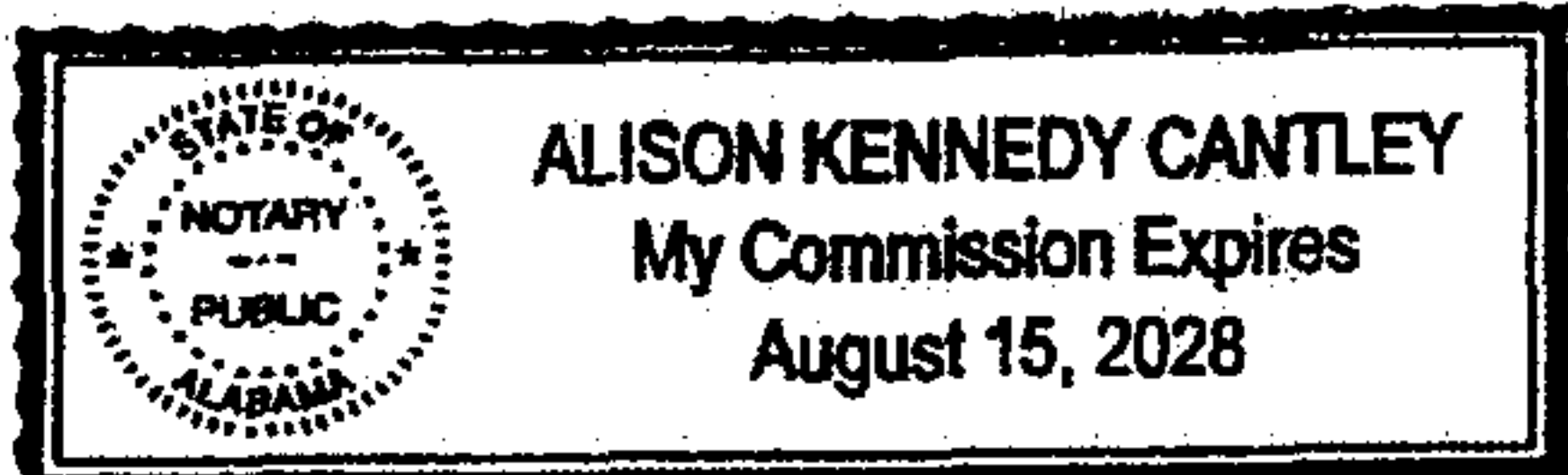
Steven J O'Connor
Steven J O'Connor

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Steven J O'Connor** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this October 29, 2025.



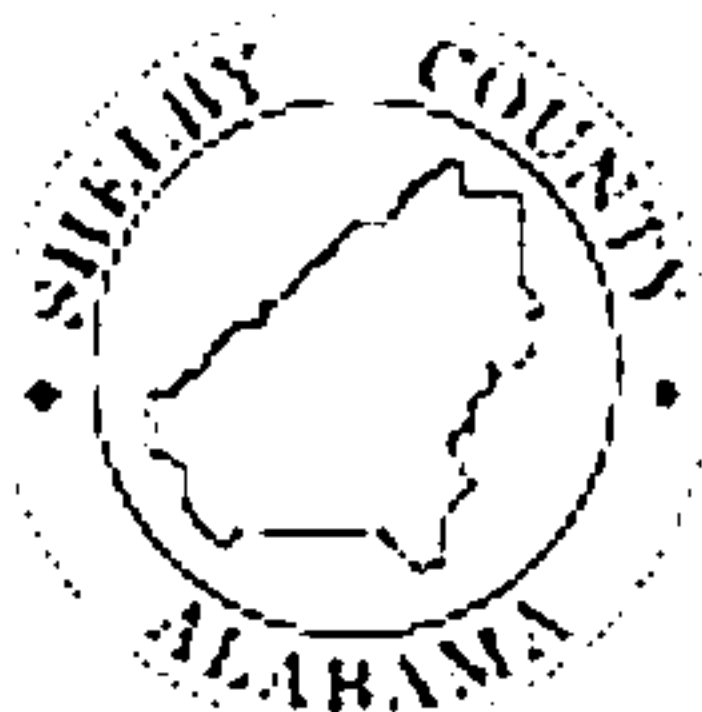
My Commission Expires:

Alison Kennedy Cantley
Notary Public

Grantor's Address: 110 Heather Ln.
Pelham, AL 35124

Property Address: 110 Heather Ln
Pelham, AL 35124

Parcel ID Number: 13 6 23 4 002 001.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2025 08:20:31 AM
\$26.00 JOANN
20251105000339090

Allie S. Bayl