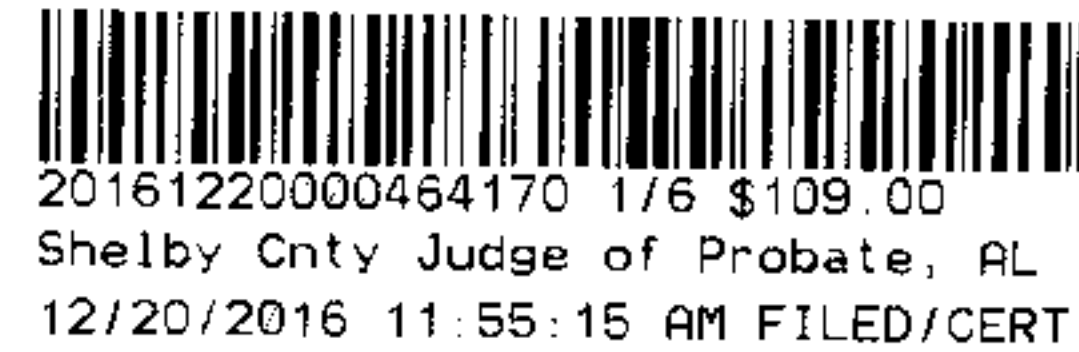


PREPARED BY:
W. Baker Crow IV
4155 Appomattox Lane
Birmingham, AL 35213

SEND TAX NOTICES TO:
W. Baker Crow IV
4155 Appomattox Lane
Birmingham, AL 35213

STATE OF ALABAMA

COUNTY OF SHELBY



SPECIAL WARRANTY DEED

WHEREAS, Warren B. Crow III died on December 12, 2007, and his will was probated in Jefferson County, Alabama, Case Number 198842, and Letters Testamentary were issued to Jane W. Crow and W. Baker Crow IV on December 19, 2007,

WHEREAS, Warren B. Crow III owned real estate in Shelby County, Alabama at his death, and

WHEREAS, Jane W. Crow and W. Baker Crow IV as Personal Representatives conveyed the below described Shelby County, Alabama real estate to Jane W. Crow and W. Baker Crow IV in their capacity as Trustees of the Warren B. Crow III Non-QTIP Marital Trust on November 23, 2009:

East ½ of the NW ¼ of the NE ¼ in Section 6, Township 18
South, Range 2 East comprising approximately 20 acres.

WHEREAS, Jane W. Crow died on October 4, 2016, and W. Baker Crow IV now serves as the sole trustee of the above referenced trusts.

WHEREAS, pursuant to the terms of the above referenced trust, due to the death Jane W. Crow, the trusts now terminate and the real estate described above devises in equal undivided shares to Warren Baker Crow IV, William Walker Crow and Elisabeth Crow Branch.

WHEREAS, Warren Baker Crow IV, William Walker Crow and Elisabeth Crow Branch want to devise their equal undivided shares in the above reference real estate to Crow Properties LLC.

NOW THEREFORE:

Shelby County, AL 12/20/2016
State of Alabama
Deed Tax: \$75.00

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, W. Baker Crow IV, in his capacity as Trustee of the Warren B. Crow III Non-QTIP Marital Trust and as Trustee of the Warren B. Crow III Family Trust (herein referred to as grantor), does hereby grant and convey unto Warren Baker Crow IV, William Walker Crow and Elisabeth Crow Branch (herein

referred to as grantees, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

East ½ of the NW ¼ of the NE ¼ in Section 6, Township 18
South, Range 2 East comprising approximately 20 acres.

Subject to:

1. Ad valorem taxes due and payable October 1, 2017, and each subsequent year,
2. Mineral and mining rights not owned by the Grantor herein, and
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundry lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

Property herein conveyed does not constitute any portion of the homestead of the grantor herein or that of this respective spouse.

Elisabeth Crow Branch is one and the same as person as Elizabeth Jane Crow.

TO HAVE AND TO HOLD to the said grantees, its successors and assigns forever.

And I do, in my fiduciary capacity, warrant that I am lawfully seized of the above described property; that above described property is free from all encumbrances, unless otherwise stated above; that I have the legal right to sell and convey the same as aforesaid; and that I will, in my fiduciary capacity, warrant and defend the same to the said grantees, their successors and assigns forever, against the lawful claims of all persons.

AND

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Warren Baker Crow IV, William Walker Crow and Elisabeth Crow Branch (herein referred to as grantors), do hereby grant and convey unto Crow Properties LLC (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama to-wit:

East ½ of the NW ¼ of the NE ¼ in Section 6, Township 18
South, Range 2 East comprising approximately 20 acres.

Subject to:

1. Ad valorem taxes due and payable October 1, 2017, and each subsequent year,
2. Mineral and mining rights not owned by the Grantor herein, and
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundry lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

Property herein conveyed does not constitute any portion of the homestead of the grantor herein or that of this respective spouse.


Elisabeth Crow Branch is one and the same as person as Elizabeth Jane Crow.

TO HAVE AND TO HOLD to the said grantees, its successors and assigns forever.

And we do, for ourselves and for our heirs and personal representatives covenant with said grantee, its successors and assigns, that we are lawfully seized of the above described property; that above described property is free from all encumbrances, unless otherwise stated above; that we have good right to sell and convey the same as aforesaid; and that we will, and our heirs executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 14 day of December, 2016.

WITNESSES:


20161220000464170 3/6 \$109.00
Shelby Cnty Judge of Probate, AL
12/20/2016 11:55:15 AM FILED/CERT

Regan M. Crow

Regan M. Crow

Regan M. Crow

Regan S Branch

GRANTORS:

W. Baker Crow IV as Trustee of the
Warren B. Crow III Non-QTIP Marital
Trust and as Trustee of the Warren B.
Crow III Family Trust


W. Baker Crow IV
W. Baker Crow IV as Trustee

Warren Baker Crow IV
Warren Baker Crow IV

William Walker Crow
William Walker Crow

Elisabeth Crow Branch
Elisabeth Crow Branch

STATE OF ALABAMA
JEFFERSON COUNTY


20161220000464170 4/6 \$109.00
Shelby Cnty Judge of Probate, AL
12/20/2016 11:55:15 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. Baker Crow IV, as Trustee of the Warren B. Crow III Non-QTIP Trust and as Trustee of the Warren B. Crow III Family Trust, 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 said conveyance, he ins his capacity as Trustee of the Warren B. Crow III Non-QTIP Trust and as Trustee of the Warren B. Crow III Family Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of December, 2016.

6/9/18
My Commission Expires

Wendy Eddon
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Warren Baker Crow IV, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 official seal, this 14 day of December, 2016

6/9/18
My Commission Expires

Wendy Eddon
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William Walker Crow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 official seal, this 14 day of December, 2016

6/9/18
My Commission Expires

Wendy Eddon
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Elisabeth Crow Branch, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14 day of December, 2016

6/9/18
My Commission Expires

Wendy Odum
Notary Public



20161220000464170 5/6 \$109 00
Shelby Cnty Judge of Probate, AL
12/20/2016 11:55:15 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Warren Baker Crow IV
Mailing Address 4155 Apparettox Lane
Birmingham, AL 35213

Grantee's Name Crow Properties LLC
Mailing Address 4155 Apparettox Lane
Birmingham, AL 35213

Property Address Timberland

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 74,920



20161220000464170 6/6 \$109.00
Shelby Cnty Judge of Probate, AL
12/20/2016 11:55:15 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Clear Title

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/20/16

Print Warren Baker Crow IV

☐ Unattested
(verified by)

Sign Warren Baker Crow IV
(Grantor/Grantee/Owner/Agent) circle one