

STATE OF ALABAMA)
JEFFERSON COUNTY)

AFFIDAVIT

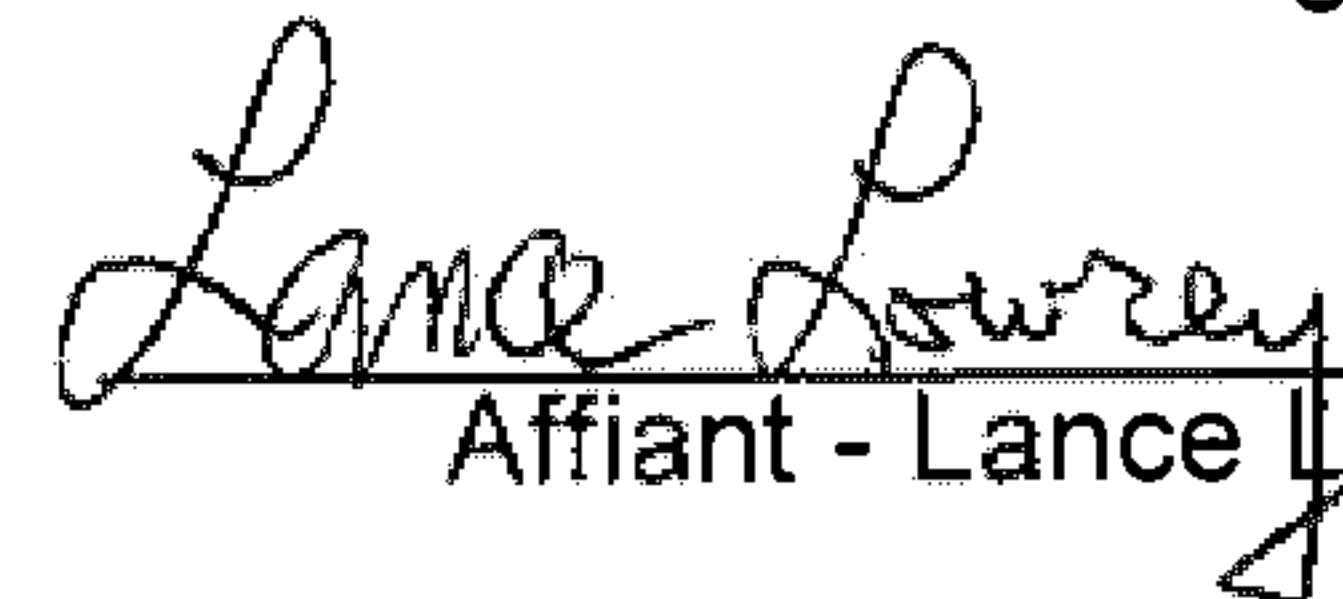
Before me, the undersigned authority in and for said County in said State, personally appeared Lance Lowrey, who being first duly sworn, deposes and says:

My name is Lance Lowrey. I have known the family of Wayne A. Owen and Marion H. Owen for several years. They were the tenant in common owners of the real property situated in Shelby County, Alabama, known as 5378 Harvest Ridge Lane, Birmingham, Alabama, which is more particularly described as follows:

Lot 9, according to the Survey of Meadow Brook 14th Sector, as recorded in Map Book 9, Page 82, in the Probate Office of Shelby County, Alabama.

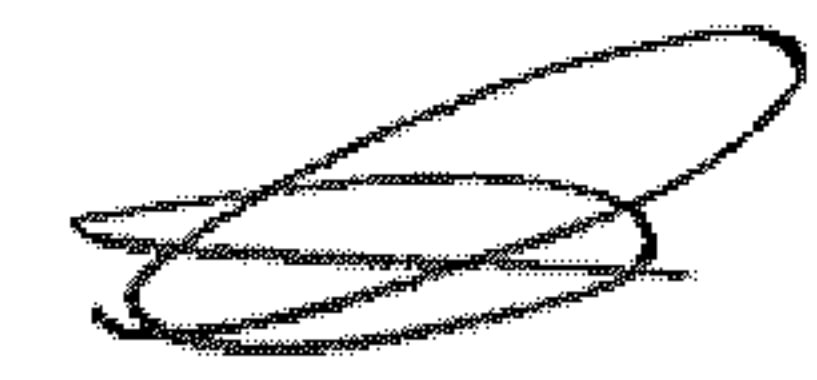
Wayne A. Owen departed this life intestate in Jefferson County, Alabama, on or about August 18, 2018. At the time of his death he was married to Marion H. Owen. Their title to this property was not in a survivorship deed. Therefore, the heirs at law at the time of death of Wayne A. Owen were his wife, Marion H. Owen, and two children, namely Holly Owen Setran and Suzanne Owen Jones. There are no other children, heirs, or children of deceased children. All of the named heirs were over the age of 19 years and of sound mind. Since the passing of Wayne A. Owen, Marion H. Owen has remarried and is now known as Marion H. Owen Phillips. All of the named heirs of Wayne A. Owen, executed a Warranty Deed to Marion H. Owen Phillips, which was recorded in Inst. No. 20231031000319100 in the Shelby County Probate Office.

I make this Affidavit with the knowledge that same may be relied thereon in establishing title to this property, and in the insurance of title insurance.


Affiant - Lance Lowrey

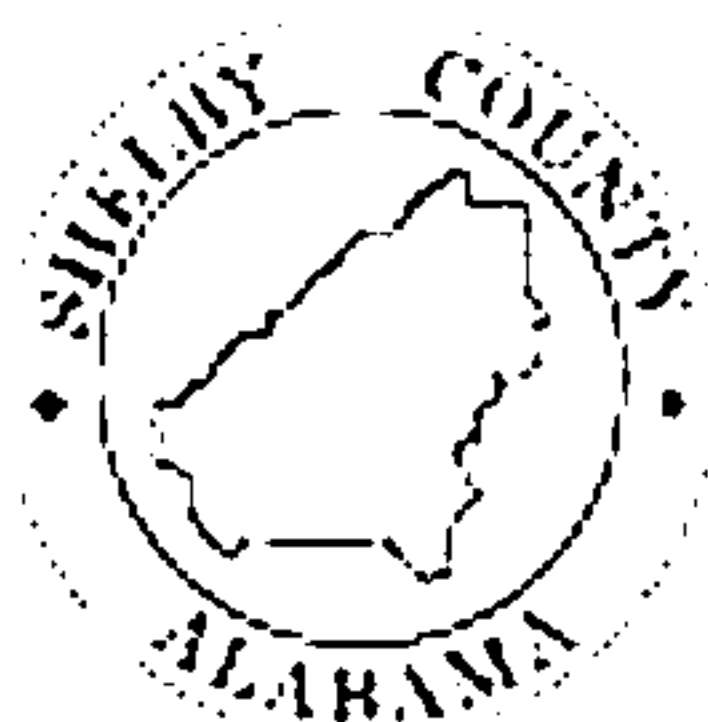
STATE OF ALABAMA)
Jefferson COUNTY)

Sworn to and subscribed before me this September 5, 2025


Notary Public

My Commission Expires:

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2025 11:01:21 AM
\$22.00 KELSEY
20250930000298670

