

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Townley Owen Crowe**  
2002 Winding Way  
Auburn, AL 36830

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED THIRTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$432,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Gail Joseph Owen, PR-2025-003392, Shelby County, Alabama** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Townley Owen Crowe** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.**

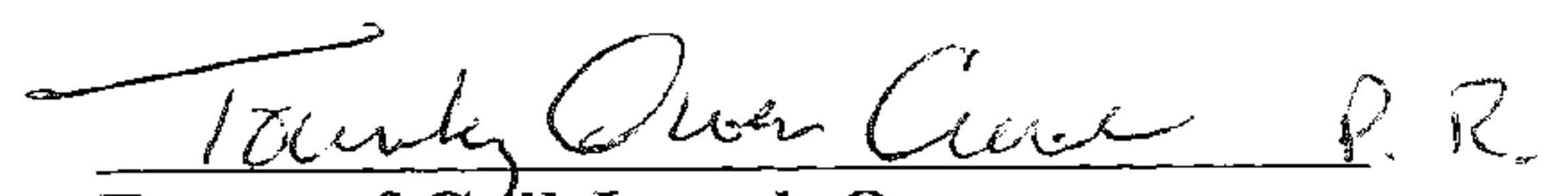
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 16<sup>th</sup> day of Jan, 2026.

  
**Estate of Gail Joseph Owen**  
**PR-2025-003392, Shelby County, Alabama**  
**Townley Owen Crowe**  
**Personal Representative**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Townley Owen Crowe as Personal Representative of The Estate of Gail Joseph Owen, PR-2025-003392, Shelby County, Alabama**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of Jan, 2026.

  
Notary Public  
My Commission Expires:

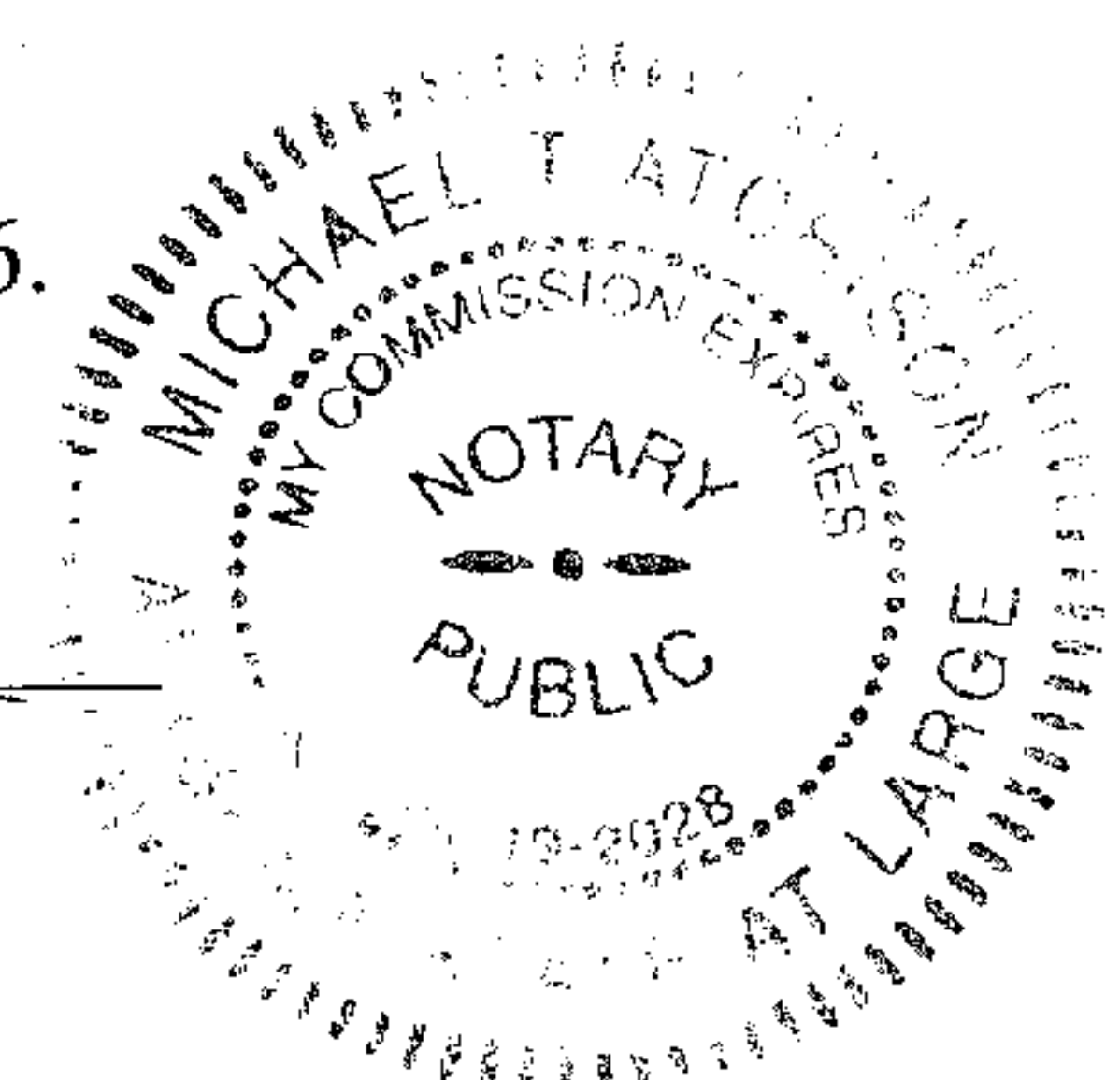


EXHIBIT A – LEGAL DESCRIPTION

15-4-19-0-000-002.005 and 21-6-14-0-000-010.000  
 15-4-18-0-000-012.004 and 21-6-14-4-001-007.000

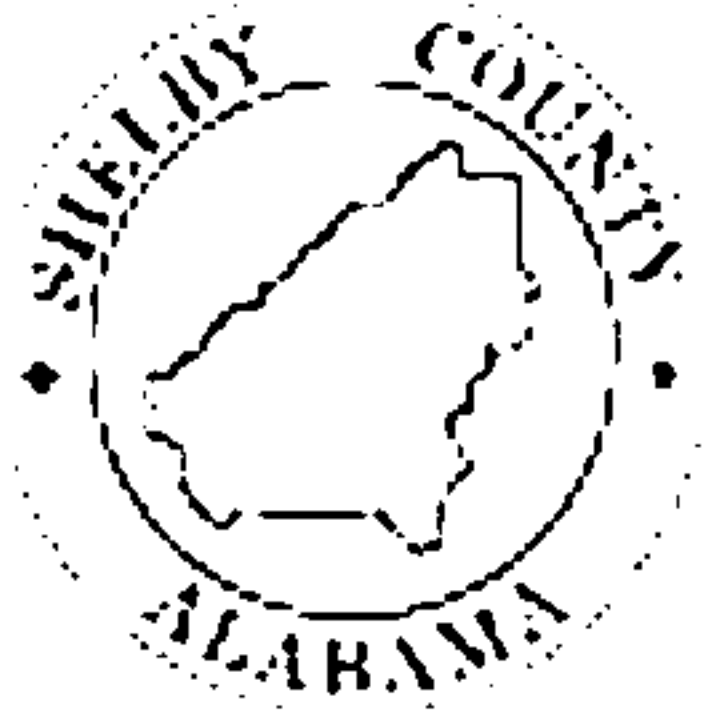
A part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 14, Township 21 South, Range 1 West, more particularly described as follows; Commence at the SW corner of said forty acres and run in a Northerly direction along West line of said forty acres a distance of 612.30 feet to the NW corner of James L. Ray, Jr. land for point of beginning of tract herein described; thence along North line of Ray land North 87 deg. 15 min East 505.55 feet; thence run North 83 deg. 33min East a distance of 167.96 feet to West right of way line of Columbiana-Chelsea Highway, which last named measurement is along North line of L.R. Bradberry lot; thence in a Northwesterly direction along West line of said Highway to its intersection with North line of said forty acres; thence West along North line of said forty acres to the NW corner of same; thence South along West line of said forty acres to the point of beginning. Situated in Shelby County, Alabama.

All that part of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 14, Township 21 South, Range 1 West, lying Southwest of the Columbiana-Chelsea Paved County Highway right of way, containing 1.866 acres, more or less. Situated in Shelby County, Alabama.  
 Subject to easements of record.

The SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 1 West, lying West of County Highway No. 39 and North of dirt road No. 74, less and except the North 561 feet thereof.

That part of the NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  lying north of dirt county road # 74 Section 19, Township 20 South, Range 1 West.

All that part of the Southwest diagonal one-half of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 1 West, lying West of Highway 39 and North of Highway 74 and north of the dirt road leading in a Southwesterly direction from said Highway 74.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/20/2026 11:52:52 AM  
\$29.00 JOANN  
20260120000016770

*Allie S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name Est Gail Owen  
Mailing Address 1011 Chelsea Rd  
Columbiana  
AL 35051

Grantee's Name Townley Owen Crowe  
Mailing Address 2002 Winding Way  
Auburn AL 36850

Property Address 1011 Chelsea Rd  
Columbiana AL  
35051

Date of Sale 16 Jan 2026  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 432,000.00

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 tax value / Est

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 \_\_\_\_\_

Print Townley Owen Crowe

Unattested

Sign Townley Owen Crowe  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)