

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
Anniston, AL 36830

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE MILLION TWO HUNDRED NINETY THREE THOUSAND DOLLARS AND ZERO CENTS (\$1,293,000.00)** 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 and B 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 day of January 2026.

Townley Owen Crowe P.R.
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 day of January, 2026.

Michael T. Atchison
Notary Public
My Commission Expires: 8-19-28

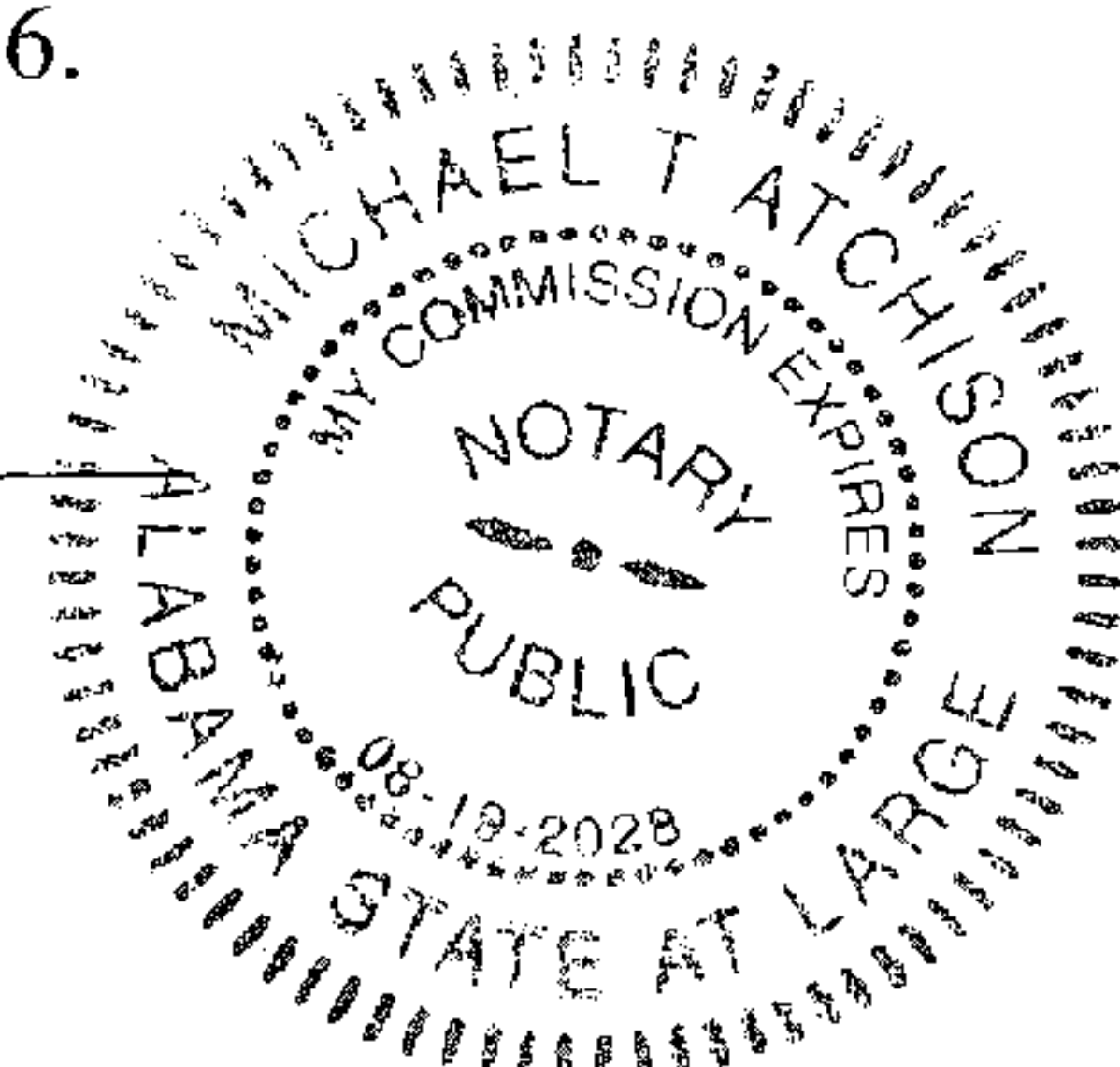


EXHIBIT A – LEGAL DESCRIPTION

09-7-25-2-001-012.001 and 09-7-25-2-001-012.002

Lot #1 of South Oak Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36, Page 77. Said lot being located in the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 19 South, Range 01 West of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, marked by a found 1 inch open pipe; thence South 02°53'02" West a distance of 613.66 feet to a found stake & tack at the intersection of red painted lines (paint runs west and south); thence along said red painted line South 02°50'58" East a distance of 515.57 feet to a set 5/8" rebar on the north right-of-way of U.S. Highway 280; thence continuing along said right-of-way North 87°24'43" West a distance of 815.03 feet to a set 5/8 inch rebar; thence North 87°21'02" West a distance of 359.61 feet to a point on the north right-of-way of said highway, marked by a found 6 inch by 6 inch concrete right-of-way marker, this point also being the Point of Beginning of the hereinafter described lot; thence continuing along said right-of-way a bearing of North 87°22'21" West a distance of 99.92 feet to a set 5/8 inch rebar; thence North 01°20'19" West a distance of 305.43 feet to a set 5/8 inch rebar; thence North 88°28'38" East a distance of 809.42 feet to a set railroad spike at the centerline of Shelby County Road #440; thence in a southwesterly direction along the centerline of said road the following chord bearings and chord distances:

South 56°34'05" West a distance of 37.69 feet to a point;
 South 58°52'42" West a distance of 48.27 feet to a point;
 South 61°35'43" West a distance of 43.29 feet to a point;
 South 64°30'26" West a distance of 46.66 feet to a point;
 South 65°51'51" West a distance of 22.24 feet to a point;
 South 67°36'30" West a distance of 57.91 feet to a point;
 South 66°30'17" West a distance of 56.55 feet

to a point; thence North 26°13'50" West a distance of 59.77 feet to a found 6 inch by 6 inch concrete right-of-way marker; thence South 63°46'01" West a distance of 76.38 feet to a found 6 inch by 6 inch concrete right-of-way marker; thence South 57°16'16" West a distance of 390.62 feet to the point of beginning. Said lot containing 3.01 acres more or less. All bearings based on Alabama State Plane West Zone Grid North.

Less and except Shelby County Road #440 right-of-way.

Situated, lying, and being in Shelby County, Alabama.

EXHIBIT B- LEGAL DESCRIPTION

A parcel of land located in the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 25, Township 19 South, Range 01 West of Shelby County, Alabama, more particularly described as follows:

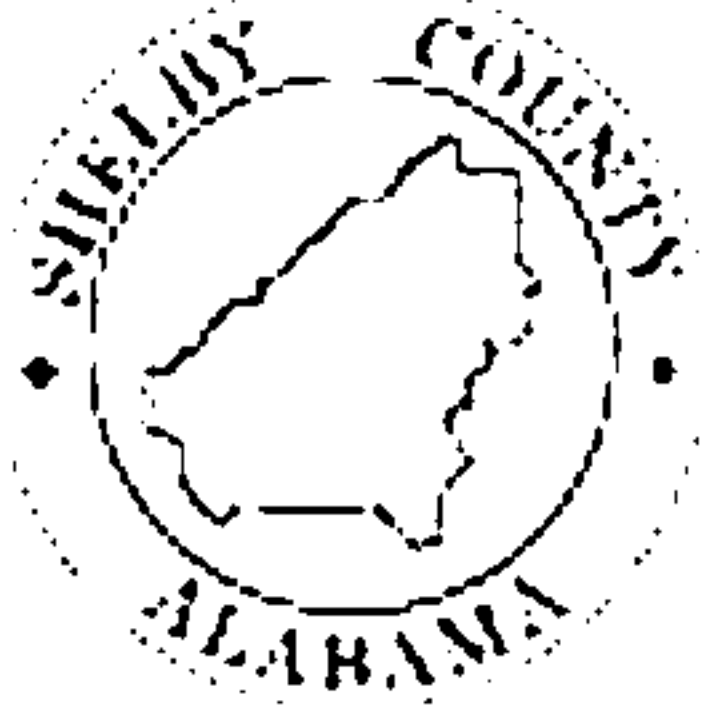
Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, marked by a found 1 inch open pipe; thence South 02°53'02" West a distance of 613.66 feet to a found stake & tack at the intersection of red painted lines (paint runs west and south), this point also being the Point of Beginning of the hereinafter described parcel; thence along said red painted line South 02°50'58" East a distance of 515.57 feet to a set 5/8" rebar on the north right-of-way of U.S. Highway 280; thence along said road right-of-way North 87°24'43" West a distance of 815.03 feet to a set 5/8 inch rebar; thence North 16°51'21" West a distance of 74.25 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 41°46'43" East a distance of 65.96 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 63°48'10" East a distance of 76.34 feet along said road right-of-way to a found 6 inch x 6 inch concrete right-of-way monument; thence North 26°13'50" West a distance of 51.21 feet along said road right-of-way to a 5/8 inch rebar (witness monument); thence continue the same bearing a distance of 9.00 feet along said road right-of-way to a point on the centerline of Shelby County Road #440; thence in a northeasterly direction along the centerline of said road the following chord bearings and chord distances.

North 66°30'17" East a distance of 56.55 feet to a point;
 North 67°36'30" East a distance of 57.91 feet to a point;
 North 65°51'51" East a distance of 22.24 feet to a point;
 North 64°30'26" East a distance of 46.66 feet to a point;
 North 61°35'43" East a distance of 43.29 feet to a point;
 North 58°52'42" East a distance of 48.27 feet to a point;
 North 56°34'05" East a distance of 44.22 feet to a point;
 North 53°57'19" East a distance of 46.30 feet to a point;
 North 49°42'58" East a distance of 42.94 feet to a point;
 North 45°22'47" East a distance of 45.83 feet to a point;
 North 42°50'54" East a distance of 58.59 feet to

to a point; thence North 87°41'58" East a distance of 12.76 feet to a set 5/8 inch rebar (witness monument); thence continue the same bearing a distance of 62.84 feet to a found 1 inch open pipe; thence South 88°16'13" East a distance of 222.06 feet to the point of beginning. Said parcel containing 7.08 acres more or less. All bearings based on Alabama State Plane East Zone Grid North.

Less and except Shelby County Road #440 right-of-way.

Situated, lying, and being in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2026 11:52:53 AM
\$32.00 JOANN
20260120000016780

Allie S. Beyl

Real Estate Sales Validation Form.

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

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

Grantee's Name Townley Owen Crowe
Mailing Address 2002 Winding Way
Auburn AL 36830

Property Address _____
Deerage

Date of Sale 16 Jan 2026
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 129,300,000.00

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 16 Jan 2026

Print Townley Crowe

Unattested

Sign Townley Crowe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one