

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 **TWENTY SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$27,000.00)**, 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 16th day of January 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 16th day of January, 2026.


Notary Public
My Commission Expires: 8-19-28

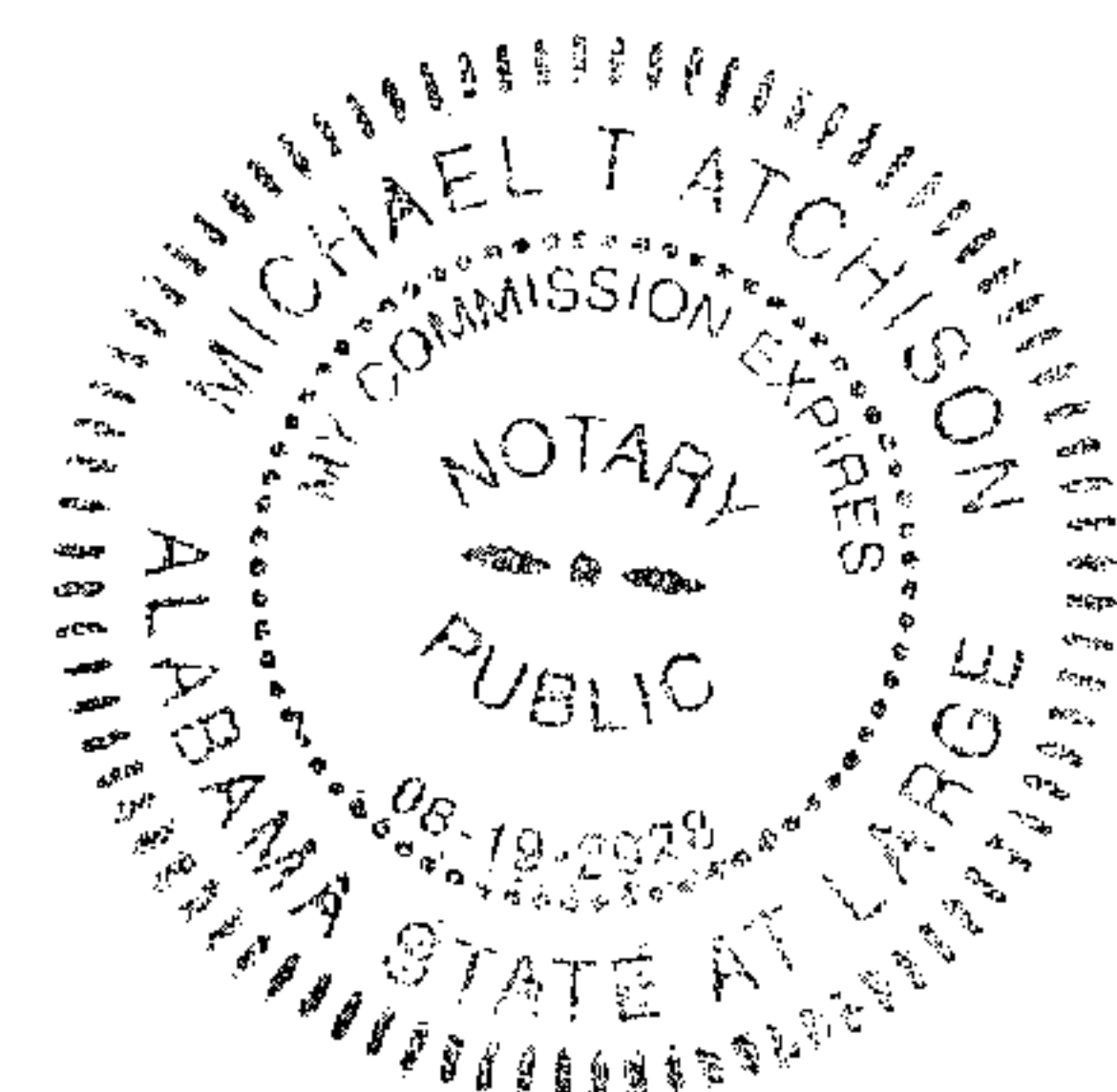
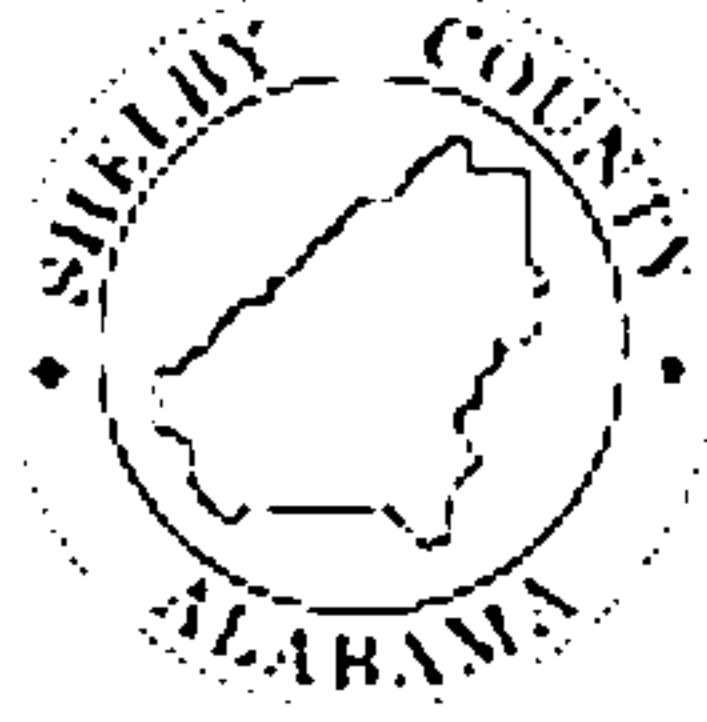


EXHIBIT A – LEGAL DESCRIPTION

21-6-14-4-001-005.000

From a 1.5" pipe accepted as the Northwest corner of the SW 1/4 of SE 1/4 of Section 14, Township 21 South, Range 1 West, run thence East along an accepted segment of the North boundary of said SW 1/4 of SE 1/4 for a distance of 358.97 feet to a 1" pipe on the Easterly boundary of Shelby County Road #47 (80' R.O.W.), being the point of beginning of herein described parcel of land; thence turn 01 degrees 22 minutes 51 seconds right and run 964.30 feet along an accepted segment of the North boundary of aforementioned SW 1/4 of SE 1/4 to an axle accepted as the Northeast corner of said SW 1/4 of SE 1/4; thence turn 91 degrees 42 minutes 50 seconds right and run 159.11 feet along an accepted segment of the East boundary of said SW 1/4 of SE 1/4 to a 4" x 4" concrete monument; thence turn 88 degrees 17 minutes 10 seconds right and run 897.43 feet along an accepted property line to a 1" pipe on the Easterly boundary of aforementioned Shelby County Road #47, said point being on a curve concave right, having a delta angle of 13 degrees 12 minutes 02 seconds and tangent of 234.36 feet; thence turn 68 degrees 01 minutes 20 seconds right and run a chord distance of 74.44 feet to a 1/2" rebar at the P.T.; thence turn 01 degree 08 minutes 35 seconds right and run 96.31 feet along said road boundary to the POINT OF BEGINNING of herein described parcel of land; being situated in the SW 1/4 of SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2026 11:52:54 AM
\$29.00 JOANN
20260120000016790

Alicia S. Bayl

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 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 _____
Acworth

Date of Sale 16 Jan 26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 27,000.00

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

Sign Townley Owen Crowe

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)