

**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 **SEVENTY EIGHT THOUSAND DOLLARS AND ZERO CENTS (\$78,000.00)**, 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.

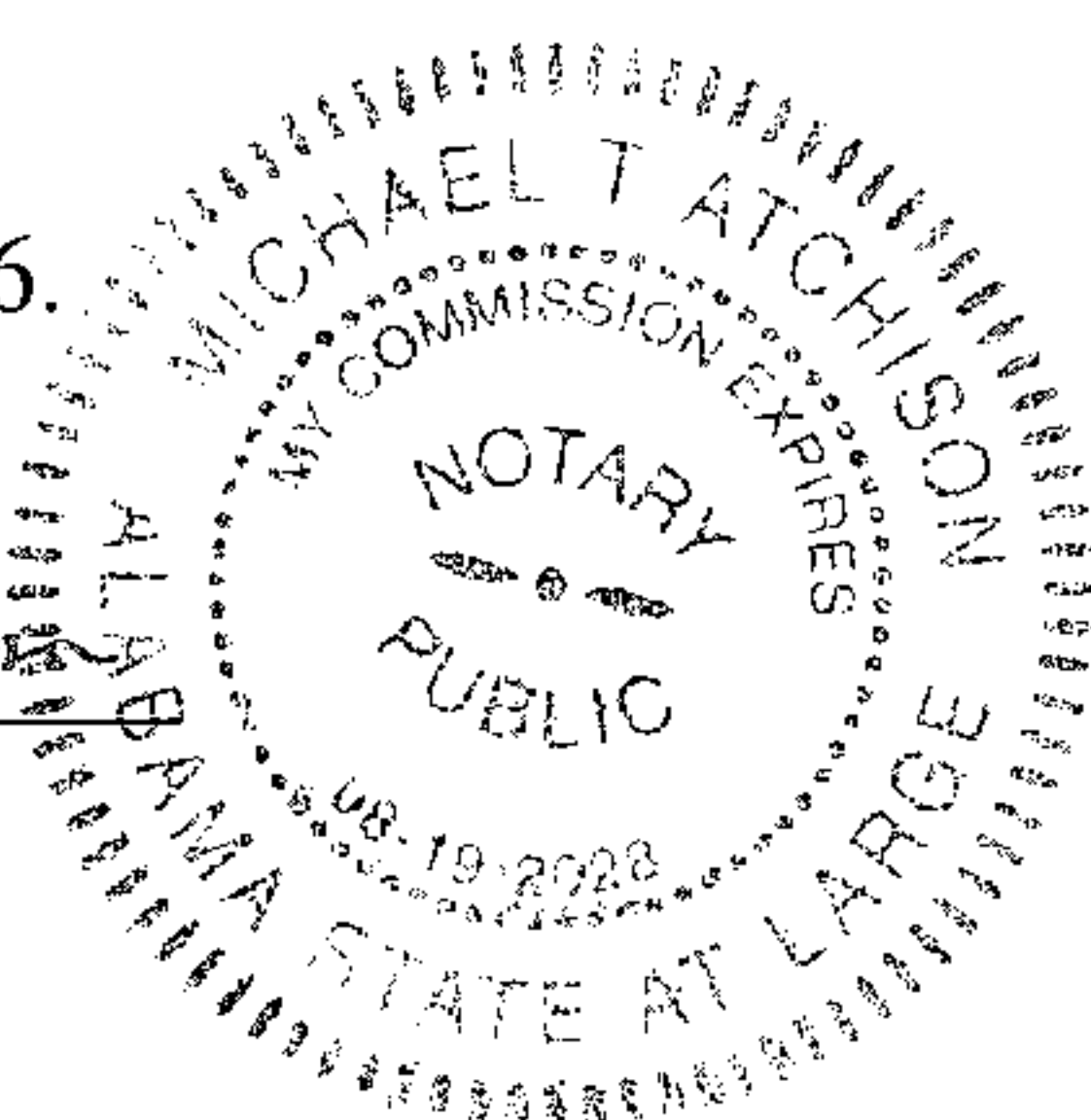
*Townley Owen Crowe P.R.*  
**Estate of Gail Joseph Owen  
PR-2025-003392, Shelby County, Alabama  
Townley Owen Crowe  
Personal Representative**

**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 16th day of January, 2026.

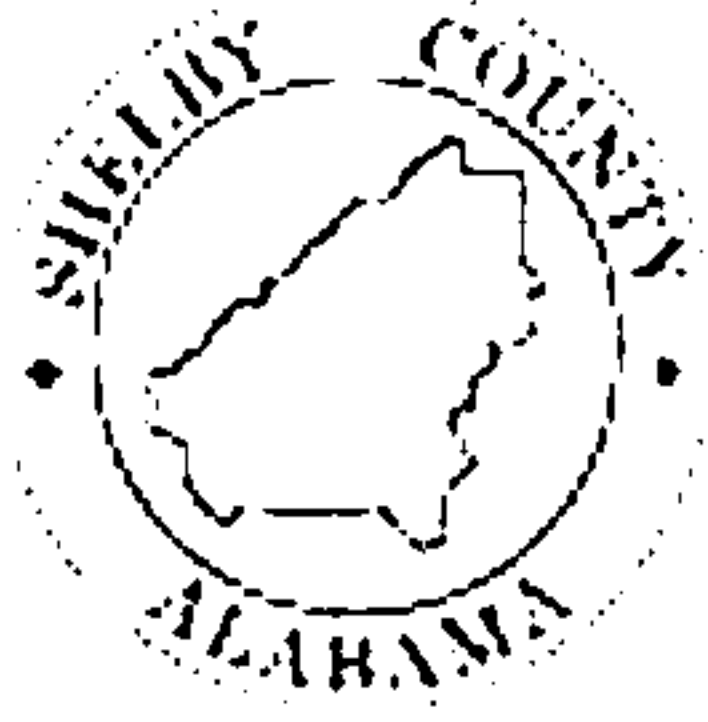
*Michael T. Atchison*  
Notary Public  
My Commission Expires: 8-19-28



**EXHIBIT A – LEGAL DESCRIPTION****21-6-14-0-000-009.000 and 21-6-14-3-001-001.000**

From a 3/4 inch rebar accepted as the SE corner of the SE 1/4-SW 1/4 of Section 14, Township 21 South, Range 1 West, run thence North along the accepted East boundary of said SE 1/4-SW 1/4 a distance of 612.30 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 703.44 feet to a 1.5 inch pipe accepted as the SE corner of NE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 41 sec. right and run 396.38 feet to a 1/2 inch rebar that is 960.45 feet south a yellow painted rock accepted as the NE corner of said NE 1/4-SW 1/4; thence turn 92 deg. 39 min. 12 sec. left and run 400.00 feet along the accepted property line to a 1/2 inch rebar; thence turn 87 deg. 20 min. 48 sec. left and run 396.38 feet along an accepted property line to a 1/2 inch rebar on the North boundary of the SE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 14 sec. left and run 698.80 feet to a 1/2 inch rebar; thence turn 90 deg. 49 min. 04 sec. left and run 400.00 feet to the point of beginning of herein described parcel of land; being situated in the E 1/2-SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

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Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/20/2026 11:52:55 AM  
\$29.00 JOANN  
20260120000016800

*Alvin 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 \_\_\_\_\_  
Average

Date of Sale 16 Jun 26  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 78,000.00

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 Jun 26

Print Townley Owen Crowe

Unattested

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

(verified by)