



20260129000027120 1/4 \$126.50  
Shelby Cnty Judge of Probate, AL  
01/29/2026 09:57:14 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

THIS INDENTURE, made and entered into on this the 13<sup>th</sup> day of January, 2026, by and between **Kelly D. Sears** an unmarried woman, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Kelly D. Sears, trustee of the Kelly Sears Family Trust, a trust dated January 13, 2026**, herein referred to as "Grantee" (whether one or more).

Shelby County, AL 01/29/2026  
State of Alabama  
Deed Tax: \$95.50

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

A parcel of land situated in the South 1/2 of Section 18 and part of the North 1/2 of Section 19, Township 22 South, Range 3 West, described as follow: Commence at the SE corner of the SE 1/4 of Section 18 and go North 89 degrees 52 minutes 30 seconds West along the South boundary of said section 18 for 2000.78 feet to a point on a curve on the Westerly boundary of Pebble Road and the Point of Beginning; thence continue North 89 degrees 52 minutes 30 seconds West along said South boundary for 297.47 feet to the West bank of Davis Creek; thence South 50 degrees 14 minutes 00 seconds West for 358.69 feet; thence South 46 degrees 40 minutes 16 seconds West for 289.03 feet; thence South 46 degrees 31 minutes 55 seconds West for 100.47 feet; thence South 75 degrees 14 minutes 12 seconds West for 9.50 feet; thence South 81 degrees 10 minutes 44 seconds West for 134.24 feet; thence North 64 degrees 22 minutes 03 seconds West for 696.48 feet; thence North 10 degrees 04 minutes 29 seconds West for 109.50 feet; thence North 04 degrees 43 minutes 07 seconds West for 636.67 feet; thence North 29 degrees 07 minutes 03 seconds East for 173.78 feet to the center-line of Davis Creek; thence eleven (11) courses down said creek as follows: go South 71 degrees 46 minutes 22 seconds East for 143.58 feet; thence South 78 degrees 46 minutes 46 seconds East for 71.35 feet; thence South 84 degrees 36 minutes 10 seconds East for 92.96 feet; thence South 53 degrees 25 minutes 43 seconds East for 50.49 feet; thence South 31 degrees 34 minutes 03 seconds East for 74.48 feet; thence North 77 degrees 50 minutes 23 seconds East for



95.07 feet; thence South 68 degrees 37 minutes 16 seconds East for 122.53 feet; thence South 89 degrees 39 minutes 00 seconds East for 147.37 feet; thence South 73 degrees 01 minutes 27 seconds East for 74.31 feet; thence South 38 degrees 44 minutes 50 seconds East for 134.52 feet; thence South 69 degrees 45 minutes 58 seconds East for 100.24 feet to the East boundary of Kimberly Clark property; thence North 02 degrees 26 minutes 55 seconds West along said East boundary for 987.71 feet to the West boundary of Pebble Road; thence South 17 degrees 03 minutes 27 seconds East along said West boundary for 625.65 feet to the beginning of a curve to the left, having a central angle of 44 degrees 42 minutes 44 seconds and a radius of 230.00 feet; thence Southeasterly along said curve for 179.49 feet to the point of tangent; thence South 61 degrees 46 minutes 11 seconds East along the West boundary of Pebble Road for 232.02 feet to the beginning of a curve to the right, having a central angle of 53 degrees 47 minutes 41 seconds and a radius of 120.00 feet; thence Southeasterly along said curve for 112.67 feet to the point of tangent; thence South 07 degrees 48 minutes 28 seconds East along the West boundary of Pebble Road for 287.39 feet to the beginning of a curve to the left, having a central angle of 50 degrees 13 minutes 13 seconds and a radius of 145 feet; thence Southeasterly along said curve for 127.09 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**DESCRIPTION PROVIDED BY THE PARTIES.**

Subject to taxes for the current year and any easements, restrictions or reservation of record.

**NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.**

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.


And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said



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premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 13<sup>th</sup> day of January, 2026.

  
\_\_\_\_\_  
Kelly D. Sears

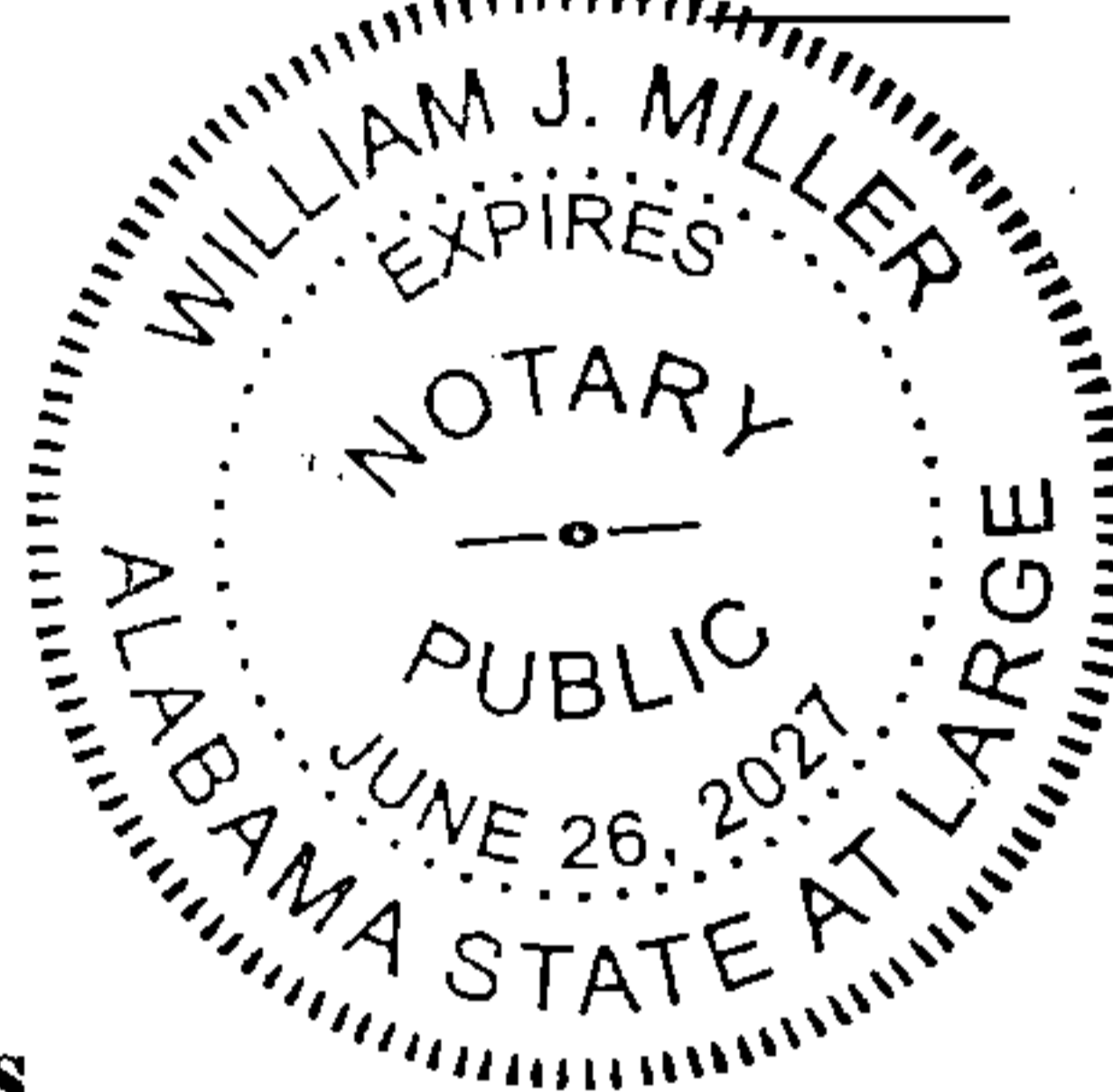
STATE OF ALABAMA


COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Kelly D. Sears**, 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13<sup>th</sup> day of January, 2026.

[SEAL]



  
\_\_\_\_\_  
NOTARY PUBLIC

**Grantee's Mailing Address**

118 Cornelia Ridge Drive  
Pelham, AL 35124

**DOCUMENT PREPARED BY:**  
**MILLER ESTATE AND ELDER LAW**  
818 Leighton Avenue  
Anniston, AL 36207  
(256) 241-6794



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### Real Estate Sales Validation Form

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

Grantor's Name Kelly D. Sears  
Mailing Address 1118 Camellia Ridge Drive  
Pelham, Alabama 35124

Grantee's Name Kelly D. Sears, trustee of the Kelly Sears  
Mailing Address Family Trust, a trust dated January 13, 2026  
1118 Camellia Ridge Drive  
Pelham, Alabama 35124

Property Address <sup>KD</sup> 279 Pebble Rd  
Montevallo, AL  
35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or

Assessor's Market Value \$ 95,480.00

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement |                                    |

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 1/29/26

Print Kelly D Sears

Unattested

Sign Kelly D Sears

(verified by)

(Grantor/Grantee/Owner/Agent) circle one