



20210617000295480 1/3 \$192.50  
Shelby Cnty Judge of Probate, AL  
06/17/2021 10:22:24 AM FILED/CERT

This instrument was prepared by:

Kenneth Todd Nichols  
2586 North Chandalar Lane  
Pelham, Alabama 35124

Return to:

Kenneth Todd Nichols  
2586 North Chandalar Lane  
Pelham, Alabama 35124

THE STATE OF ALABAMA  
COUNTY OF Shelby

### **GIFT DEED**

KNOW ALL MEN BY THESE PRESENTS that the grantor,  
Kenneth Todd Nichols, a married man of 2586 North Chandalar Lane, Pelham, Alabama 35124  
and Kimberly M. Cano, a married woman of 2021 Crossvine Road, Hoover, Alabama 35244

for no valuable consideration whatsoever and purely as a gift to the grantee,  
Maxwell Robert Havins, a married man, of 2586 North Chandalar Lane, Pelham, Alabama  
35124 (50%) and Casey Nichols Havins, a married woman, of 2586 North Chandalar Lane,  
Pelham, Alabama 35124 (50%) as tenants in common,

has granted, and by these presents does grant unto the said grantee all that certain premises  
located in the County of Shelby , State of Alabama, described as follows:  
Lot 16A, according to the Resurvey of Lots 14, 15, 16 & 17, of Chada-Terrace,  
Third Sector, as recorded in Map Book 13, Page 43 in the Probate Office of Shelby  
County, Alabama being situated in, Shelby County, Alabama.

And commonly known as:

Parcel ID: 13 1 01 3 003 090.032

Source of title:

Plat recorded on 08/18/2011 in probate office instrument # 20110818000243600, Real Property  
records of Shelby county, Alabama.



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THIS CONVEYANCE is made subject to:

Subject to all conditions and restrictions recorded in Map Book 14, page 43 in the record of Shelby County Probate office located in Alabama.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said grantee, his heirs or assigns forever.

WITNESS my hand this 19 day of March

, 2021 .

Kenneth Todd Nichols Kimberly M. Cano

Signature

Kenneth Todd Nichols/Kimberly M. Cano

Grantor Kenneth Todd Nichols

Print Name / Capacity Kimberly M. Cano

Maxwell Robert Havins / Casey Nichols Havins

Signature

Maxwell Robert & Casey Nichols Havins

Grantee / Grantee Maxwell Robert Havins / Casey Nichols

Print Name / Capacity Havins

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

THE STATE OF Alabama

COUNTY OF Shelby

I, DAISY MENDOZA

Kenneth Todd Nichols, Kimberly M. Cano, Maxwell Robert & Casey Nichols Havins, hereby certify that

whose name(s) 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 19<sup>th</sup> day of MARCH, A.D. 2021.

Signature

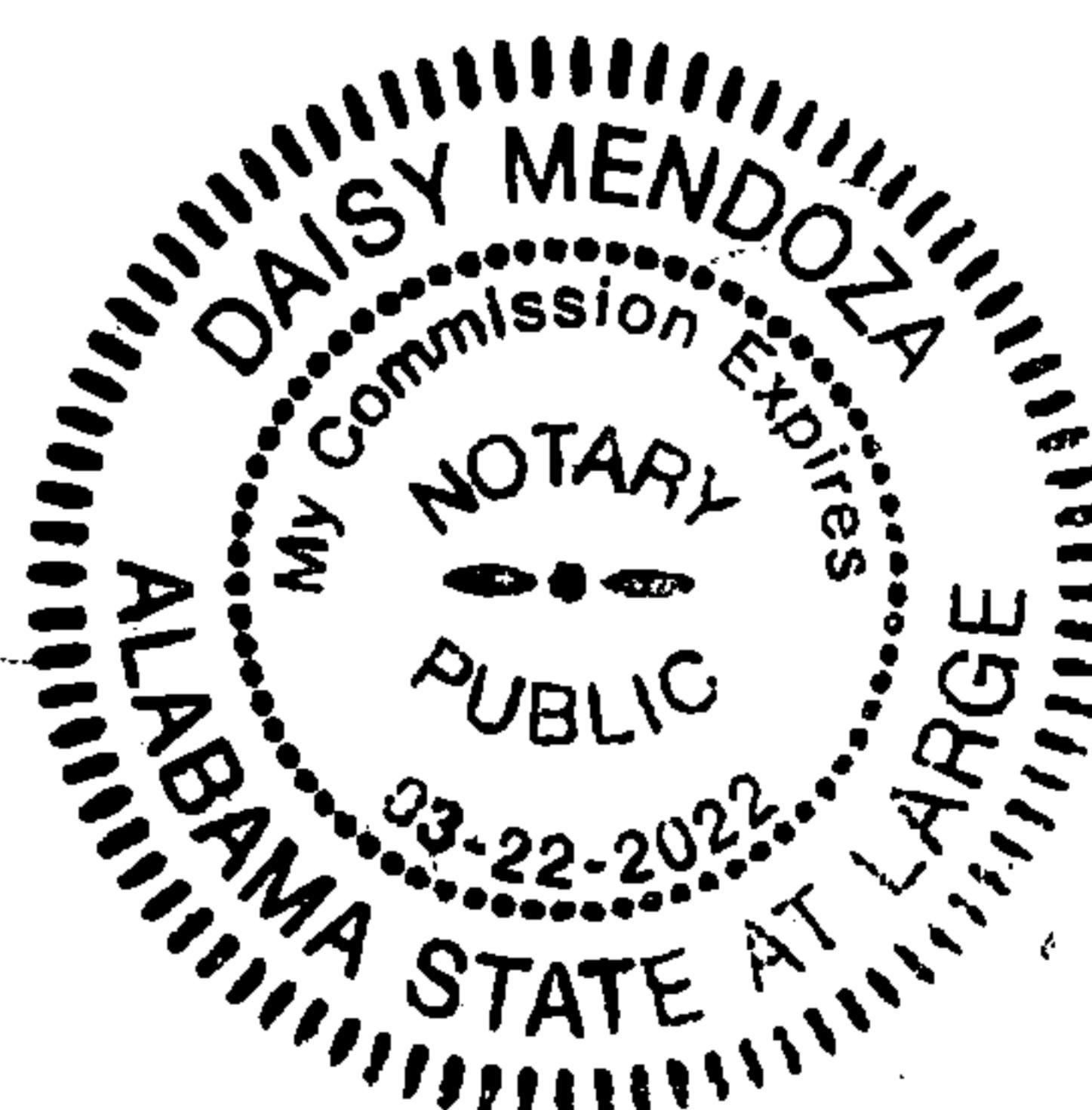
DAISY MENDOZA

Print Name

NOTARY

Title

My commission expires: 03/22/22



# Real Estate Sales Validation Form

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

Grantor's Name	<u>Kenneth Todd Nichols +</u>
Mailing Address	<u>Kimberly M. Cane</u>
	<u>2586 N Chandalar Ln</u>
	<u>Pelham, AL 35124</u>
+	<u>2021 Crossvine Road</u>
	<u>Hoover, AL 35244</u>

Grantee's Name Maxwell Robert Havins +  
Casey Nichols Havins

Property Address 2586 N. Chandalier Ln  
Pelham, AL 35124

Date of Sale 3/19/2021  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 164,100

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 Annual Tax Assessment (year 2021)

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 6/17/21

Print Casey Nichols Havins

Sign Casey Nichols Harris  
(Grantor/Grantee/Owner/Agent) circle one



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