



20230905000267770 1/2 \$163.50
Shelby Cnty Judge of Probate, AL
09/05/2023 01:04:49 PM FILED/CERT

QUITCLAIM DEED

On August 18, 2023 THE GRANTOR(S),

- Robert Maxwell Havins and Casey Nichols Havins, a married couple

for and in consideration of \$138,490 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kenneth Todd Nichols and Maxine L. Nichols, a married couple, residing at 209 Cove Place, Pelham, Shelby County, Alabama 35124

the following described real estate, situated in Pelham, in the County of Shelby, State of Alabama

Address: 2586 North Chandalar LN, Pelham, AL 35124

Legal Description:

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.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor(s) heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 13 1 01 3 003 090.032

Mail Tax Statements To:

Kenneth Todd Nichols
209 Cove Place
Pelham, Alabama 35124

[SIGNATURE PAGE FOLLOWS]

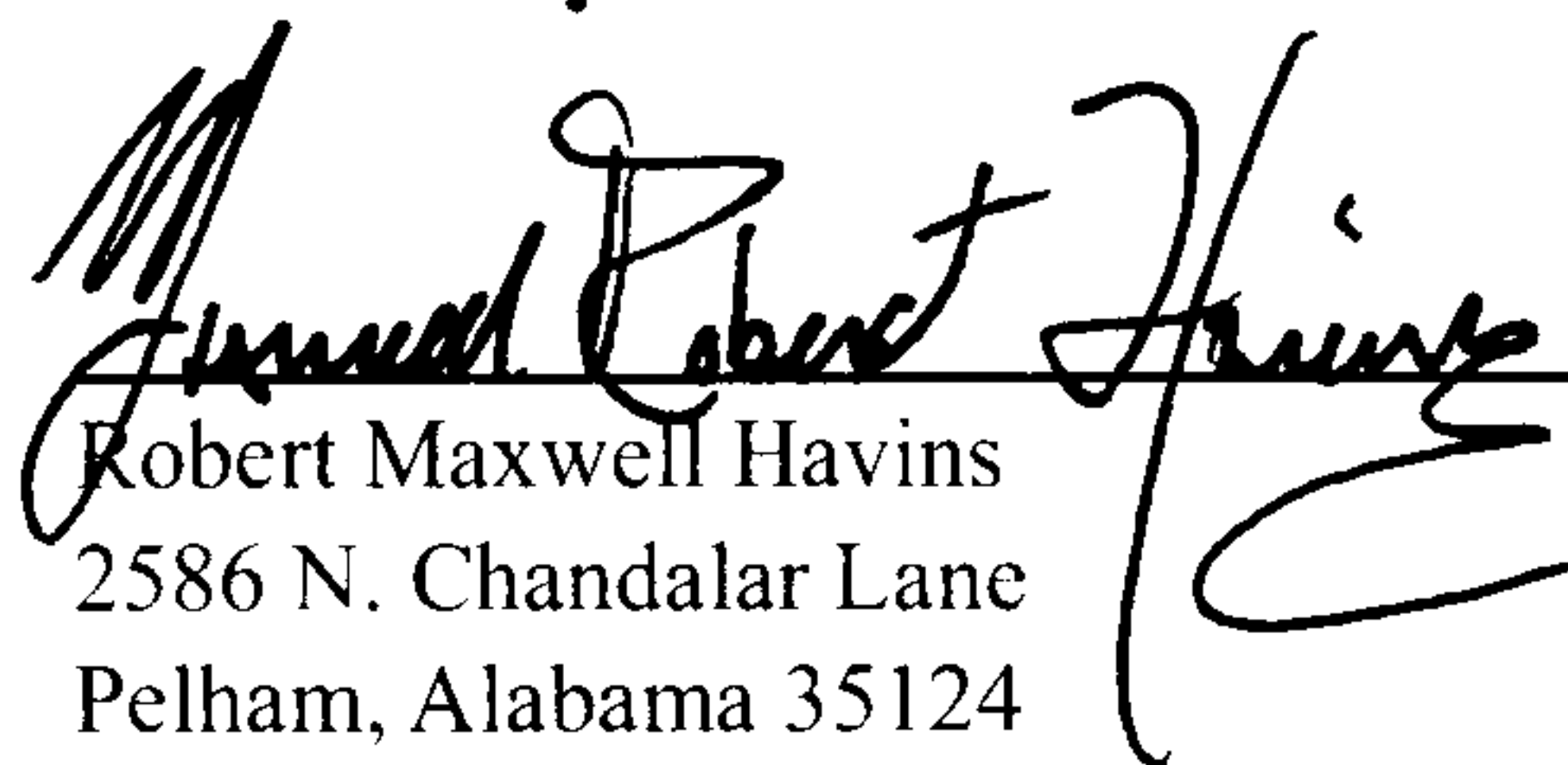
Shelby County, AL 09/05/2023
State of Alabama
Deed Tax: \$138.50



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Grantor Signatures:

DATED: 8/18/23


Robert Maxwell Havins
2586 N. Chandalar Lane
Pelham, Alabama 35124

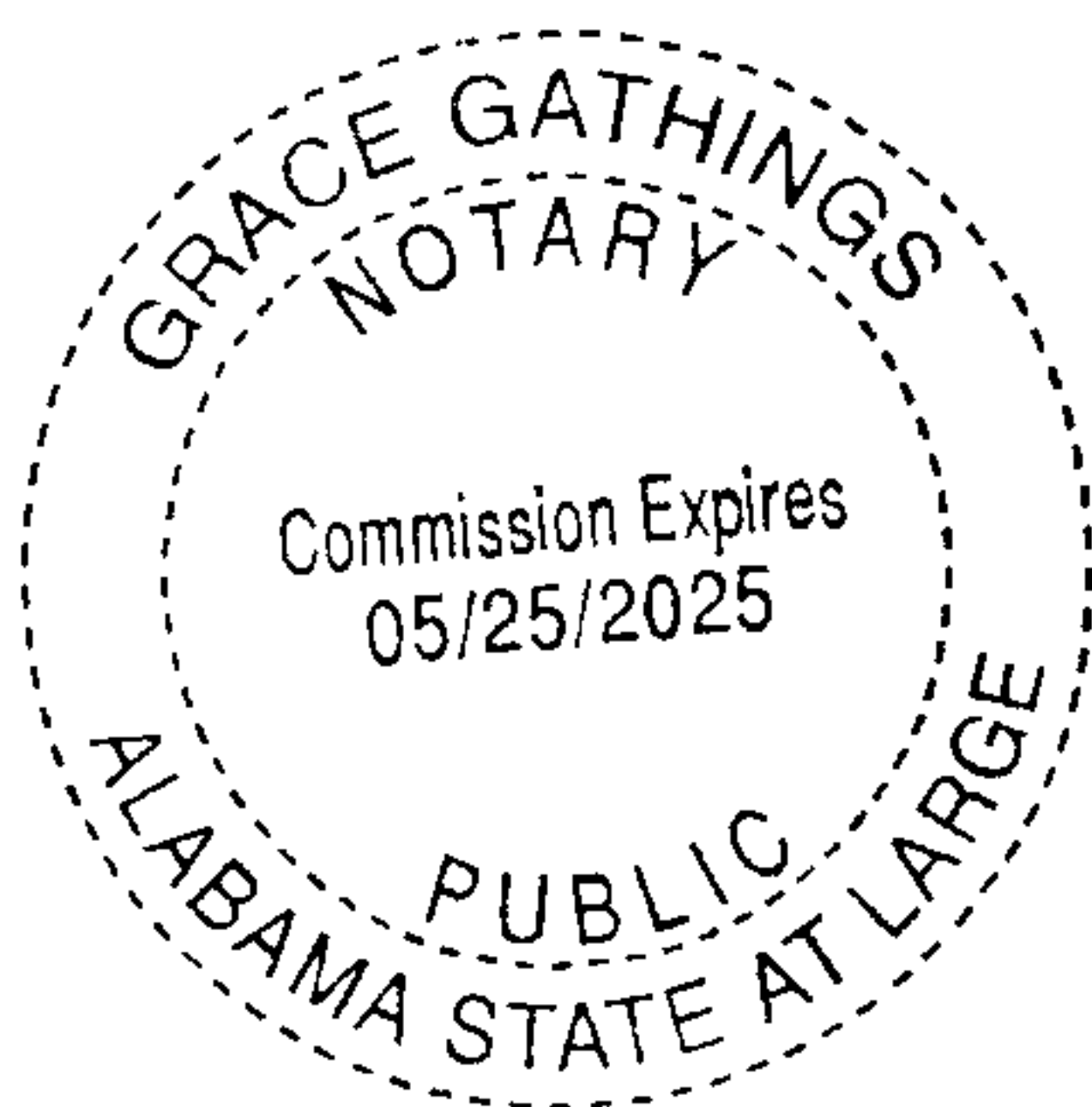
DATED: 8/18/2023

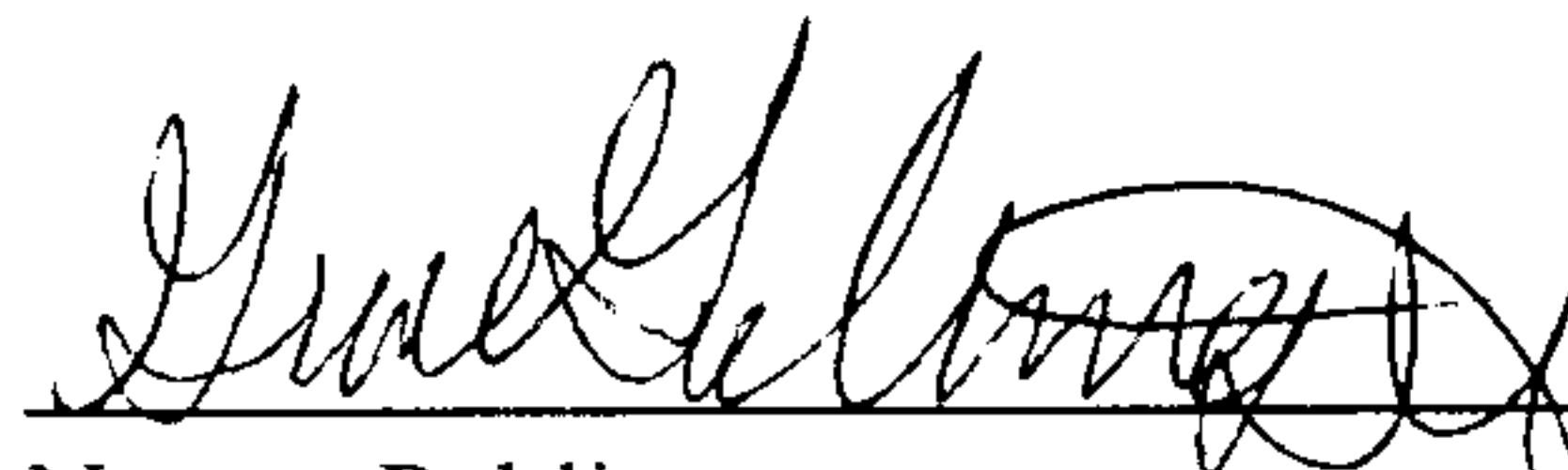

Casey Nichols Havins
2586 N. Chandalar Lane
Pelham, Alabama 35124

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 18 day of AUGUST, 2023, before me, Grace Gathings,
personally appeared Robert Maxwell Havins and Casey Nichols Havins, known to me (or satisfactorily
proven) to be the persons whose names are subscribed to the within instrument and acknowledged that
they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.




Notary Public

Notary Public
Title (and Rank)

My commission expires: 05/25/2025

Prepared by Maxine
Nichols

Address: 209 Cove Place
Pelham, AL 35124