

SHelby

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY



20100226000057300 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
02/26/2010 10:32:37 AM FILED/CERT

A. NAME & PHONE OF CONTACT AT FILER [optional]
Janice Ruffin (205) 226-1902

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

ALABAMA POWER COMPANY
600 N. 18TH STREET
BIRMINGHAM, AL 35203

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX
NDIRITU DANIEL M.

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
421 TIMBER CIRCLE HELENA AL 35080

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any

☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
AL

2d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

4. This FINANCING STATEMENT covers the following collateral:

THE FOLLOWING HEAT PUMP WAS INSTALLED AT THE RESIDENCE LOCATED ON THE PROPERTY DESCRIBED IN ITEM 14 OF THIS FINANCING STATEMENT.

BRAND: TRANE

MODEL #: 4TW33036A1000BB

MODEL #: 4TEC 3F 36B1006AA

SERIAL #: 94B1MJC4F

SERIAL #: 94323KG1V

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum ☐ 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

\$ 5908.00

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

OR

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

NDRITU

DANIEL

M.

10. MISCELLANEOUS:



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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. TAX ID #: SSN OR EIN

ADD'L INFO RE
ORGANIZATION
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE

12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing.

14. Description of real estate:

THE REAL PROPERTY DESCRIBED ON THE
ATTACHED DEED

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☐ Filed in connection with a Public-Finance Transaction — effective 30 years

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (REV. 07/29/98)

NATUCCI - 5/4/01 C T System Online

This Instrument Prepared By:
George M. Ritchey, Esquire
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Daniel M. Ndiritu.
1421 Timber Circle
Helena, AL 35080

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-four Thousand Nine Hundred and 00/100 (\$154,900.00) Dollars and other good and valuable consideration, to the undersigned, **FRANKIE S. MULLINAX**, a single man (GRANTOR), in hand paid by **DANIEL M. NDIRITU**, a married man (GRANTEE), the receipt whereof is hereby acknowledged, GRANTOR grants, bargains, sells and conveys unto GRANTEE, the following described real estate situated in Jefferson County, Alabama:

Lot 11, according to the Amended Map of Timber Park, Phase I, as recorded in Map Book 13, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes, assessments or dues from the local district for the year 2009, and subsequent years, a lien not yet due and payable.
2. Restrictive covenants granted to Alabama Power Company as recorded in Book 306, Page 132.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and lien (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Book 253, Page 183, Book 272, Page 333, and amended in Book 276, Page 360.
4. Right-of-way to Alabama Power Company recorded in Book 236, Page 980 and Book 315, Page 485.
5. Agreement of Alabama Power Company for underground residential distribution, as recorded in Book 306, Page 113.
6. Articles of Incorporation of Timber Park Homeowners Association, as recorded in Instrument #20030820000550250.
7. Vacation of easement as recorded in Book 313, Page 869.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
9. Restrictions, public utility easements, and building setback lines as shown on recorded map of said subdivision.
10. 20-foot building setback line along Timber Circle, 7/5-foot drainage/utility easements along Southerly lot line, as shown by recorded map.

(\$152,093.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCE BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

(\$4,647.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCE BY A SECOND MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executors, and administrators forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 4th day of May, 2009.



FRANKIE S. MULLINAX

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FRANKIE S. MULLINAX**, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2009.


Notary Public

My Commission Expires: 12/22/10