

AFFIDAVIT OF AFFIXATION OF MANUFACTURED HOME TO LAND

STATE OF ALABAMA

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County in said State, **Thomas Gregory Mims, Dana Dobbs Mims** and **Russell E. Mims**, who are known to me and being by me first duly sworn, did depose and say as follows:

1. Our names are: **Thomas Gregory Mims and Dana Dobbs Mims** (SELLERS) and **Russell E. Mims** (BUYER).
2. We are the sellers and buyers of real property more particularly described as follows or otherwise, if so referred, more particularly described in "Exhibit A" attached hereto and made a part hereof as if fully spread out at length, to-wit:

(Legal Description/or See Exhibit A For Legal Description)

3. We, **Thomas Gregory Mims and Dana Dobbs Mims**, acquired title to the hereinabove described real property by virtue of that certain warranty deed dated 08/21/2018, and recorded in Instrument 20180831000314200, in the Office of the Judge of Probate of Shelby County, Alabama.
4. There is a manufactured home situated upon the hereinabove described land.
5. The street address for the real property and manufactured home is:
98 L and M Trace, Shelby, AL 35143.
6. By executing this Affidavit of Affixation, I/we declare my/our intent that the manufactured home as hereinabove described in paragraph 4 be considered part of the land on which it is situated and which is more particularly described in paragraph 2 hereof.
7. The Certificate of Title to each section of the manufactured home is over 20 years old and will not be reissued, transferred and/or cancelled due to state guidelines.
8. The Manufactured Home and each section thereof has been assessed in the Revenue Commissioner's Office of Shelby County, Alabama, as real property.
9. The wheels and axles have been removed from each section of the manufactured home and each section has been anchored to the ground in compliance with all state, county, and/or local building codes and regulations.
10. All temporary utility service to the home has been eliminated and the manufactured home is now permanently connected to utilities and sewer/septic tank system, as well as other utility service available to the property.

11. I/we are familiar with the boundary lines of the real property described in paragraph two (2) above. The manufactured home (if applicable, each section of the manufactured home) is situated within the boundaries of said land and does not encroach onto land belonging to others. The manufactured home, or each section thereof, is situated completely within the boundaries of the land described in paragraph 2 above.

12. The manufactured home: (Affiant(s) should initial by each of the following that are applicable)

			(a)	is connected to central heating and air conditioning
			(b)	has been underpinned
			(c)	no longer has a towing tongue
			(d)	has had <u>0</u> rooms built onto it
			(e)	has had a permanent pitched roof built over it
			(f)	has had a front porch or deck built onto it
			(g)	has had a rear porch or deck built onto it

13. I/we understand that this Affidavit is being given to induce Guild Mortgage Company, to make a loan to me/us which is to be secured by the land and the manufactured home as hereinabove described and to induce Commonwealth Land Title Insurance Company and Magic City Title to issue its loan policy of title insurance and to insure that the manufactured home described in paragraph 4 hereof is part of the land more particularly described in paragraph 2 hereof.

14. I/we give this Affidavit of my/our own personal knowledge.

THOMAS GREGORY MIMS
Affiant

DANA DOBBS MIMS
Affiant

RUSSELL E. MIMS
Affiant

Sworn to and subscribed before me this the 4th day of January, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

NOTARY PUBLIC
My Commission Expires: _____

PREPARED BY:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

EXHIBIT "A"

A parcel of land situated in the SE ¼ of Section 2, Township 24 North, Range 15 East, being a part of Lot 9 of the Murphy's Fishing Camp Subdivision as recorded in Map Book 3, Page 72 in the Probate Office of Shelby County, Alabama as follows:

Commence at the NE corner of Section 2 and go South 07 degrees 23 minutes 55 seconds West along the East boundary of said Section for 4200.00 feet; thence North 54 degrees 37 minutes 17 seconds West for 503.82 feet to an existing iron pin on the bank of Lay Lake and the point of beginning; thence North 42 degrees 57 minutes 32 seconds West for 203.80 feet to the South boundary of L & M Trace Road; thence South 77 degrees 13 minutes 29 seconds West along said South boundary for 100.30 feet to the centerline of Shraders Mill Road; thence South 13 degrees 08 minutes 07 seconds East along said centerline for 143.04 feet; thence South 60 degrees 55 minutes 21 seconds East along said centerline for 116.78 feet; thence North 55 degrees 55 minutes 39 seconds East for 123.31 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 33-1-02-0-001-014.001

TITLE NO.		VEHICLE IDENTIFICATION NUMBER		TRANS. CODE		DATE ISSUED			
39375434		PH160868B		03		08/11/2008			
YR. MODEL		MAKE		MODEL		BODY TYPE		PREV AL TITLE NO.	
1995		PALM		5041		MH		39230156	
CYL	NEW	USED	DEMO	PURCHASE DATE		NO. LIENS		COLOR	ODOMETER
00		XX		05/23/2008		0		CRM	EXEMPT
NAME(S) AND MAILING ADDRESS OF OWNER(S):									
MIMS THOMAS GREGORY AND MIMS RUSSELL ERIC									
174 BROOK TRACE DRIVE									
HOOVER AL 35244									
MAIL TO									
4,345 / 2,938									
MIMS THOMAS GREGORY AND MIMS RUSSELL ERI									
174 BROOK TRACE DRIVE									
HOOVER AL 35244-4074									
RESIDENT ADDRESS IF DIFFERENT									
LEGEND(S)									
RELEASE OF LIEN									
The holder of Lien on the vehicle described in this Certificate does hereby state that the lien described in said Certificate of Title is released and discharged.									
First Lienholder									
By Signature of Authorized Agent									
Date									
Second Lienholder									
By Signature of Authorized Agent									
Date									
CONTROL NUMBER									
36250146									
This certificate serves as an official document of the Department of Revenue and prima facie evidence that an application for certificate of title has been made for the vehicle described herein, pursuant to the provisions of the Motor Vehicle laws of this state, and the applicant named on the face hereof has been duly recorded as the lawful owner of the vehicle so described. Further, the said vehicle is subject to the security interest by lien(s) show hereon, if any. But, said described vehicle may be subject to a mechanic's lien or a lien given by statute to the United States, this State or any political subdivision of this State or other encumbrances not required to be filed with this Department.									
KEEP IN A SAFE PLACE — ANY ALTERATION OR ERASURE VOIDS THIS TITLE									

HOLD TO LIGHT TO VIEW WATERMARK

Allen S. Bayal

