

ALABAMA DEPARTMENT OF REVENUE, MOTOR VEHICLE DIVISION
P.O. Box 327640
Montgomery, AL 36132-7640

Application Number

MNOC111147933

Notice of Cancellation of a Certificate of Origin or Alabama Title
For a Manufactured Home Classified as Real Property

Application Date

8/24/2023



Primary Document: Alabama Title



20230824000255120 1/10 \$49.00
Shelby Cnty Judge of Probate, AL
08/24/2023 01:29:24 PM FILED/CERT

Side ID

Title Number

Issue Date

TCHAL0100154A22

110812919

6/27/2023

TCHAL0100154B22

110812919

6/27/2023



Manufactured Home

2022 TIMBER CREEK TC3204
Beige



Owner(s)

KEENER JON
5031 HWY 71
SHELBY, AL 35143

Special Mailing

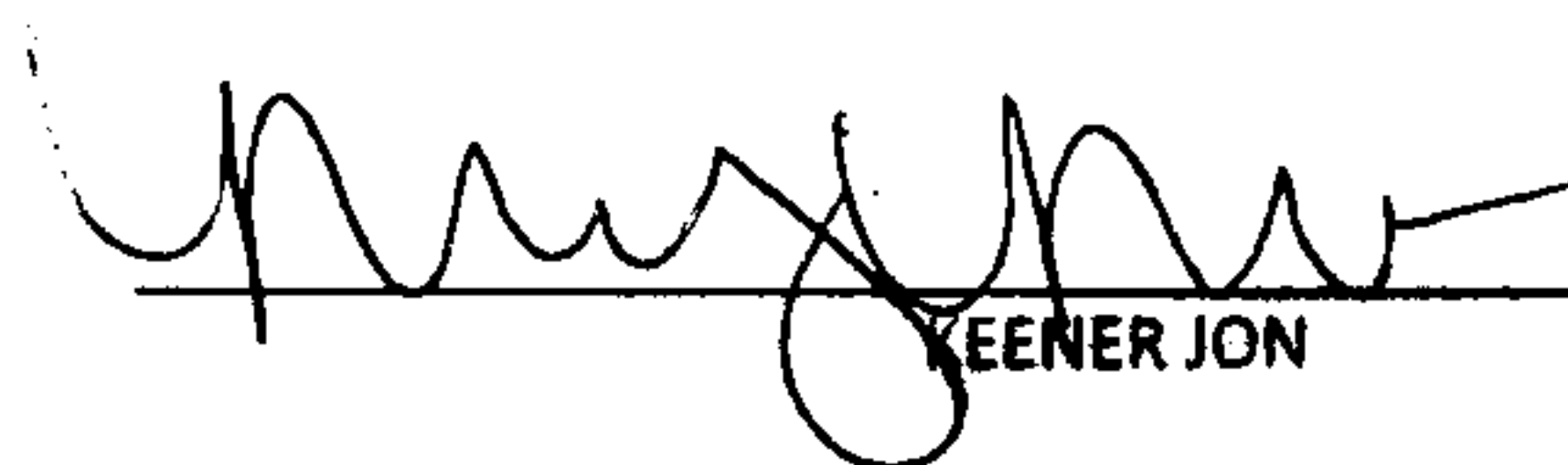
No Special Mailing



Signatures (Felony Offense For False Statements)

I (We) hereby certify that the above referenced manufactured home has been permanently affixed and recorded as real property and that the attached manufacturer's certificate of origin, Alabama title, or surety bond is being surrendered pursuant to Section 32-20-20, Code of Alabama 1975, for the issuance or a certificate of cancellation.

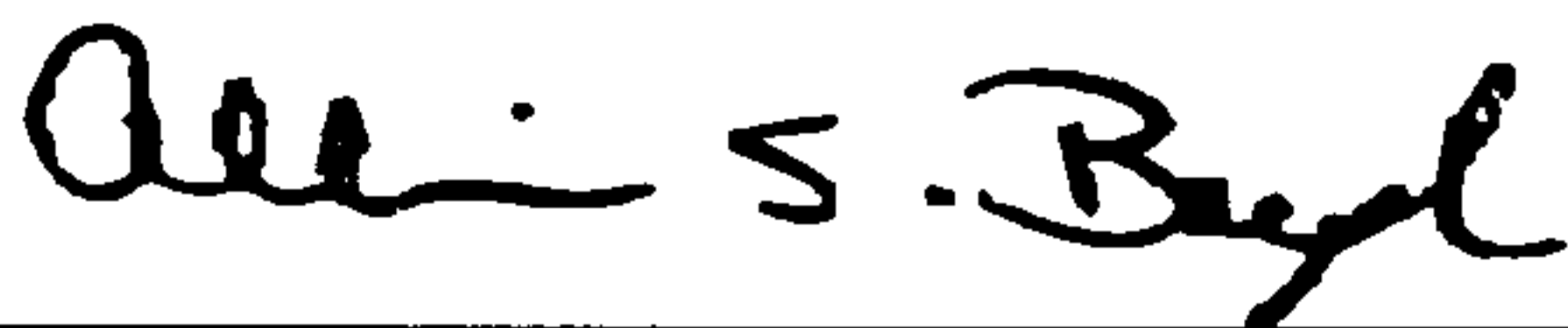
Owner Signature

 POA
KEENER JON

8/24/23

Date

I hereby attest that the above referenced manufactured home has been recorded as being permanently affixed and recorded as real property in the county of



Judge of Probate (authorized signature required)

8/24/23

Date

A certified copy of the title history (including any cancellation) may be obtained by submitting a Request for Motor Vehicle Records (form MV-DPPA1) and the required fee. The record request form can be accessed through the Department web site at <http://www.revenue.alabama.gov/motorvehicle/mvforms/MVDPPA1.pdf>.

Note: This form must be submitted to a Designated Agent within 90 days of the notice date.



ALABAMA DEPARTMENT OF REVENUE
MOTOR VEHICLE DIVISION
www.revenue.alabama.gov/motorvehicle/forms.html
Power of Attorney

MVT 5-13
1/13

THIS FORM MAY
BE REPRODUCED

VEHICLE IDENTIFICATION NUMBER (VIN)* T C H A L 0 1 0 0 1 S 4 B 2 2	YEAR 2022	MAKE Timber cre	MODEL TC3204
BODY TYPE MH	LICENSE PLATE NUMBER	STATE OF ISSUANCE Alabama	

Taxpayer Information Taxpayer Name(s) and Address (Please Type or Print) Jon Allen Keener + Natalie Smith Keener 5031 Highway 71 Shelby, AL 35143	Representative(s): Hereby appoint(s) the following representative(s) Name and Address (Please Type or Print) Morgan Means 2210 Preserve Pkwy Ste 10 Hoover, AL 35226 Email Address** morgan@herotitle.com Telephone Number** (205) 882-7677 Fax Number** 205 1683-2781
--	--

As my attorney-in-fact to sign my name and do all things necessary for the purpose(s) of:

- ☐ Title application, transfer or lien filing ☐ IFTA transaction(s) ☐ register and purchase license plate(s),
☒ other purpose, describe: Cancellation of Title

for my motor vehicle described above.

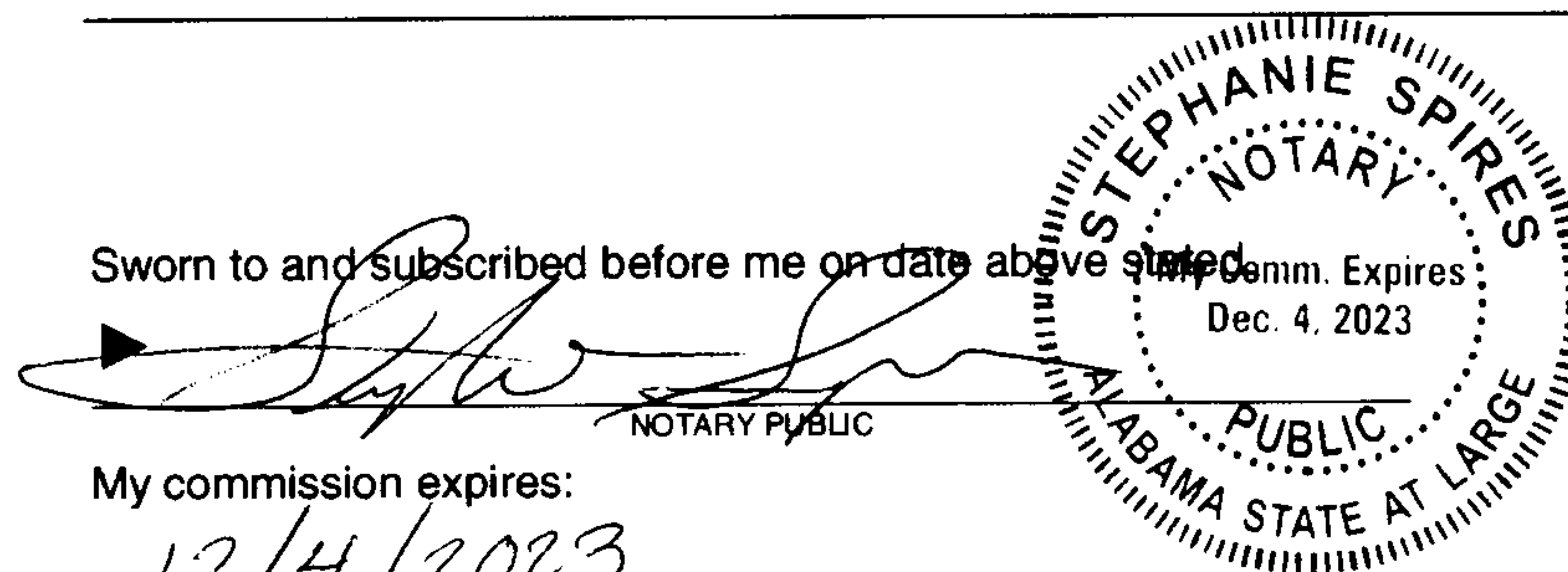
ACTS AUTHORIZED

The representative(s) is authorized to receive and inspect confidential tax information and to perform any and all acts that I (we) can perform with respect to the matters described above. The authority does not include the power to receive refund checks or the power to sign certain returns.

LIST ANY SPECIFIC ADDITIONS OR RESTRICTIONS TO THE ACTS OTHERWISE AUTHORIZED IN THIS POWER OF ATTORNEY:



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Sworn to and subscribed before me on date above stated

[Signature] 7/25/23
SIGNATURE OF TAXPAYER DATE

My commission expires:

[Signature] 7/25/23
SIGNATURE OF TAXPAYER DATE

Signature of Appointee: [Signature]

NOT VALID WITHOUT THIS SIGNATURE

DATE

If a business firm or corporation is appointed, the signature shall be of an authorized representative of the firm who will perform as attorney-in-fact for the owner.

SPECIAL NOTICE: Any alterations or strikeovers shall void this Power of Attorney. Original signatures are required.

*All VINs for 1981 and subsequent year model vehicles that conform to federal anti-theft standards are required to have 17 digits/characters.

** Optional

2030369



CERTIFICATE OF TITLE FOR A VEHICLE

TITLE NO.	110812919B	VEHICLE IDENTIFICATION NUMBER	TCHAL0100154B22	TRANS. CODE	55	DATE ISSUED	06/27/2023
YR. MODEL	2022	MAKE	TIMBER CRE	MODEL	TC3204	BODY TYPE	MH
CYL	NEW	USED	DEMO	PURCHASE DATE	03/28/2023	NO. LIENS	1
00	XX					COLOR	BEIGE
NAME(S) AND MAILING ADDRESS OF OWNER(S)				ODOMETER			
KEENER JON				000000			
5031 HWY 71							
SHELBY AL 35143							

CENTRAL STATE BANK
PO BOX 180
CALERA AL 35040

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.

Central State Bank
First Lienholder

Signature of Authorized Agent

Date 6-9-23

1ST LIENHOLDER'S NAME, ADDRESS AND LIEN DATE
03/28/2023

CENTRAL STATE BANK
PO BOX 180
CALERA AL 35040

2ND LIENHOLDER'S NAME, ADDRESS AND LIEN DATE

Second Lienholder

By Signature of Authorized Agent

Date



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 herein, 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.

CONTROL NUMBER
58250573

KEEP IN A SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

HOLD TO LIGHT TO VIEW WATERMARK

20230824000255120 3/10 \$49.00
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This instrument was prepared by:
Charles Howell
Princeton Mortgage Corporation
439 Grand Avenue
Ewing, NJ 08628
609-737-1000



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LOAN #: 000059491

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION RIDER

STATE OF AL

COUNTY OF Shelby

This Manufactured Home Affidavit of Affixation is made this 25th day of July, 2023 and is incorporated into and shall be deemed to supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" or "Homeowner") to secure Borrower's Note to **PRINCETON MORTGAGE CORPORATION, a Corporation**

("Lender").

Borrower and Lender state that it is their intent that the manufactured home be and remain permanently attached to and part of the real property, and that it be regarded as an immovable fixture thereto and not as personal property.

"Homeowner" being duly sworn, on his, her or their oath state(s) as follows:

1. Homeowner owns the manufactured home ("Home") described as follows:

New x Used _____ Year 2022 Length 68 Width 30

Manufacturer/Make Timber Creek Housing/Timber Creek Housing

Model Name or Model No. TC-3204

Serial No. TCHAL0100154A822

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) NTA2086079 NTA2086080

Certificate of Title Number TBD

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.





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2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the consumer manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
4. The Homeowner is in receipt of manufacturer's recommended maintenance program regarding the carpets and manufacturer's warranties covering the heating/cooling system, hot water heater, range, etc.
5. The Home is or will be located at the following "Property Address":
5031 HIGHWAY 71, SHELBY

Shelby, AL 35143

(Street or Route, City)
(County) (State, Zip Code)

6. The legal description of the Property Address ("Land") is typed below or please see attached legal description.
7. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
8. The Home is or shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.
9. The Home shall be assessed and taxed as an improvement to the Land. The Homeowner understands that if the Lender does not escrow for these taxes, that the Homeowner will be responsible for payment of such taxes.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.





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LOAN #: 000059491

10. The Home is subject to the following security interests (each, a "Security Interest"):

Princeton Mortgage Corporation

Name of Lienholder

Name of Lienholder

Address: 439 Grand Avenue
Ewing, NJ 08628

Address:

Original Principal

Amount Secured: \$ 277,000.00

Original Principal

Amount Secured: \$

11. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:

- (a) All permits required by governmental authorities have been obtained;
- (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
- (c) If piers are used for the Home, they will be placed where recommended by the Home manufacturer;
- (d) The wheels, axles, towbar or hitch were removed when the Home was placed on the Property Address; and
- (e) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.

12. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

13. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.

14. The Homeowner hereby initials one of the following choices, as it applies to title to the Home:

- ☐ A. The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
- ☐ B. The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
- ☒ C. The manufacturer's certificate of origin and/or certificate of title to the Home ☒ shall be ☐ has been eliminated as required by applicable law.
- ☐ D. The Home shall be covered by a certificate of title.

15. This Affidavit is executed by Homeowner pursuant to applicable state law.

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.





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LOAN #: 000059491

This Affidavit is executed by Homeowner(s) and Lienholder(s) pursuant to applicable state law and shall be recorded in the real property records in the county in which the real property and manufactured home are located.

Jon Allen Keener
JON ALLEN KEENER

7/25/23 (Seal)
DATE

Natalie Smith Keener
NATALIE SMITH KEENER

7/25/23 (Seal)
DATE

State of Alabama
County of Jefferson

I, Morgan Means, a Notary Public, hereby certify that JON ALLEN KEENER AND NATALIE SMITH KEENER, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 25th day of JULY, 2023.



Morgan Means
Notary Public
My commission expires: 9/1/26

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.



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LOAN #: 000059491

IN WITNESS WHEREOF Lender, being duly sworn on oath, intends that the Home be and remain Permanently Affixed to the Land and that the Home be an immoveable fixture and not as personal property.

PRINCETON MORTGAGE CORPORATION, a Corporation

Lender

William Scales Manly Jr

By: Authorized Signature

STATE OF: AlabamaCOUNTY OF: Jefferson

} SS.:

On the 25th day of July in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared

William Scales Manly Jr

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Signature

Morgan Means

Notary Printed Name

Official Seal:

Notary Public; State of Alabama
 Qualified in the County of Jefferson
 My Commission expires: 9/1/24



ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land described herein and is to be filed for record in the records where conveyances of real estate are recorded.

ICE Mortgage Technology, Inc.

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GMANARDU 1117
 GMANARLU (CLS)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/31/2023 10:10:47 AM
 \$497.50 PAYGE
 20230731000228320

Allen S. Bayl



20230824000255120 9/10 \$49.00
 Shelby Cnty Judge of Probate, AL
 08/24/2023 01:29:24 PM FILED/CERT

EXHIBIT "A"

Property Description

Closing Date: July 25, 2023
Borrower(s): Jon Allen Keener and Natalie Smith Keener
Property Address: 5031 Highway 71, Shelby, AL 35143

PROPERTY DESCRIPTION:

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 637.74 feet to a capped rebar set and the point of beginning; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 621.89 feet to a railroad rail iron marking the NW corner of said 1/4-1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 789.09 feet to a capped rebar set; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71; thence along said right of way with a curve to the right having a radius of 5000.00 feet, an arc length of 143.88 feet, subtended by a chord bearing and distance of South 05 degrees 22 minutes 37 seconds West 143.87 feet to a point; thence South 06 degrees 11 minutes 55 seconds West a distance of 338.09 feet to a capped rebar set; thence leaving said right of way South 86 degrees 45 minutes 44 minutes West a distance of 768.00 feet to a capped rebar set; thence South 32 degrees 22 minutes 28 seconds West a distance of 140.00 feet to a capped rebar set; thence North 90 degrees 00 minutes 00 seconds West, a distance of 635.77 feet to the point of beginning.

Also, an ingress/egress easement described as follows:

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section



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2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 637.74 feet to a capped rebar set; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 621.69 feet to a railroad rail iron marking the NW corner of said 1/4 - 1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 feet to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 787.09 feet to a capped rebar set and the point of beginning of an ingress/egress easement being 30-feet in width and lying 15-feet on each side of the following described centerline; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71 and the point of ending.

For Title, see deed to Not Applicable, dated January 2, 2001 and recorded with the Official Records of Shelby on January 1, 2001 in Book NA, Page NA.

PROPERTY DESCRIPTION