



UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div><div></div><div>MCPHAIL SANCHEZ, LLC</div><div>PO BOX 870</div><div>MOBILE, AL 36602-3226</div><div></div></div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
BROWN	GEORGE			
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
396 CHESSER PLANTATION LN	CHELSEA	AL	35043	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME				
OR				
ALABAMA POWER COMPANY				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
1200 6 <sup>TH</sup> AVE N	BIRMINGHAM	AL	35203	

4. COLLATERAL: This financing statement covers the following collateral:

HVAC Replacement,Heat Pump,Install 2.5 Ton 14 SEER Daikin Heat Pump and Air Handler,DZ14SN0301,2205104109,Daikin

\$6506.00

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box:	6b. Check <u>only</u> if applicable and check <u>only</u> one box:
<input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	<input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA:	
\$6506.00	Shelby County

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here <input type="checkbox"/>		
OR	9a. ORGANIZATION'S NAME	
	9b. INDIVIDUAL'S SURNAME BROWN	
	FIRST PERSONAL NAME GEORGE	
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

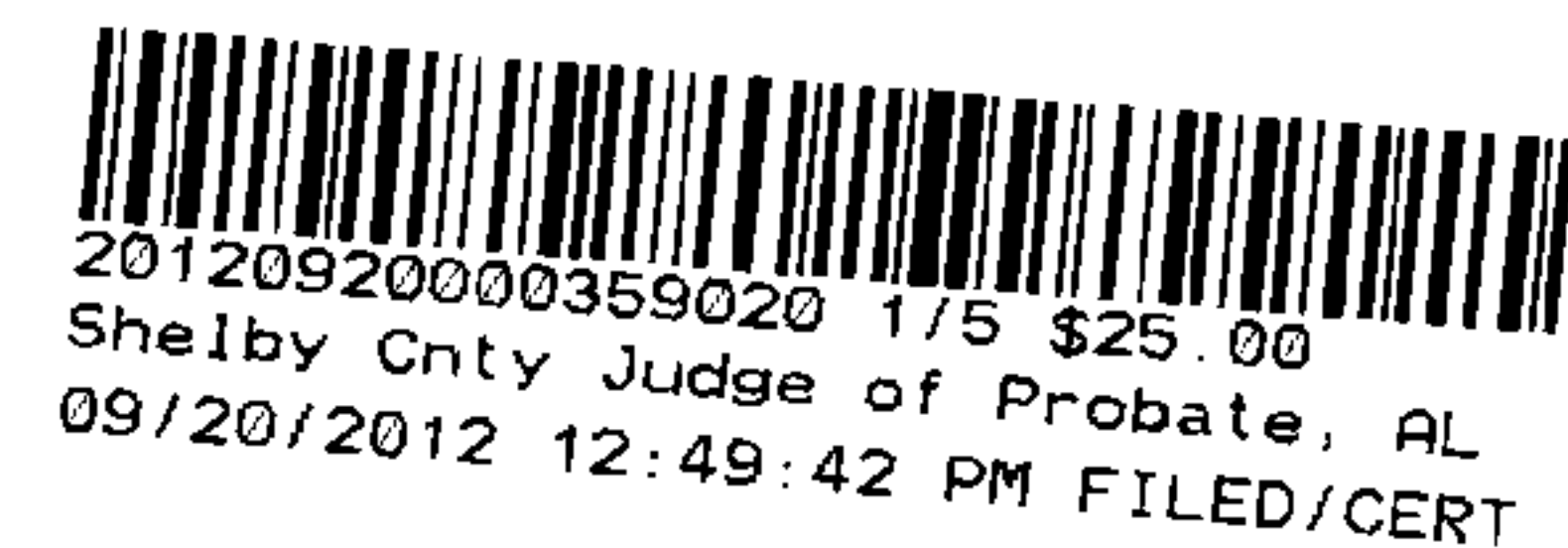
10. DEBTOR'S NAME: Provide (10a or 10b) only <u>one</u> additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c.							
OR	10a. ORGANIZATION'S NAME						
	10b. INDIVIDUAL'S SURNAME						
	INDIVIDUAL'S FIRST PERSONAL NAME						
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			SUFFIX			
10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE 35043	COUNTRY		
11. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME or <input type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> name (11a or 11b)							
OR	11a. ORGANIZATION'S NAME						
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
	11c. MAILING ADDRESS						
CITY					STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate: Source of Title: instrument#: 20120920000359020 ; Parcel Number:09 8 27 0 002 080.000 ; Legal: See Attached Deed; Owners:MELODY L BROWN,GEORGE L BROWN II

17. MISCELLANEOUS:
Please type or laser-print this form. Be sure it is completely legible. Read and follow all instructions; use of the correct name for the Debtor is crucial.

Send tax notice to: Melody L. Brown, 396 Chesser Plantation Lane, Chelsea, AL 35043



FRS File No.: 675764

Customer File No.: 2011-11168

**WARRANTY DEED**

THE STATE OF ALABAMA  
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and No/100 (\$189,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, David J. Sawyer and Teresa K. Sawyer, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Melody L. Brown and George L. Brown, II  
of

(herein referred to as GRANTEE), their heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

Subject to: current taxes, easements and restrictions of record.

For ad valorem tax appraisal purposes only, the address of the property is 396 Chesser Plantation Lane, Chelsea, AL 35043, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever.

20120920000359020 2/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/20/2012 12:49:42 PM FILED/CERT

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 11<sup>th</sup> day of June, 2012.

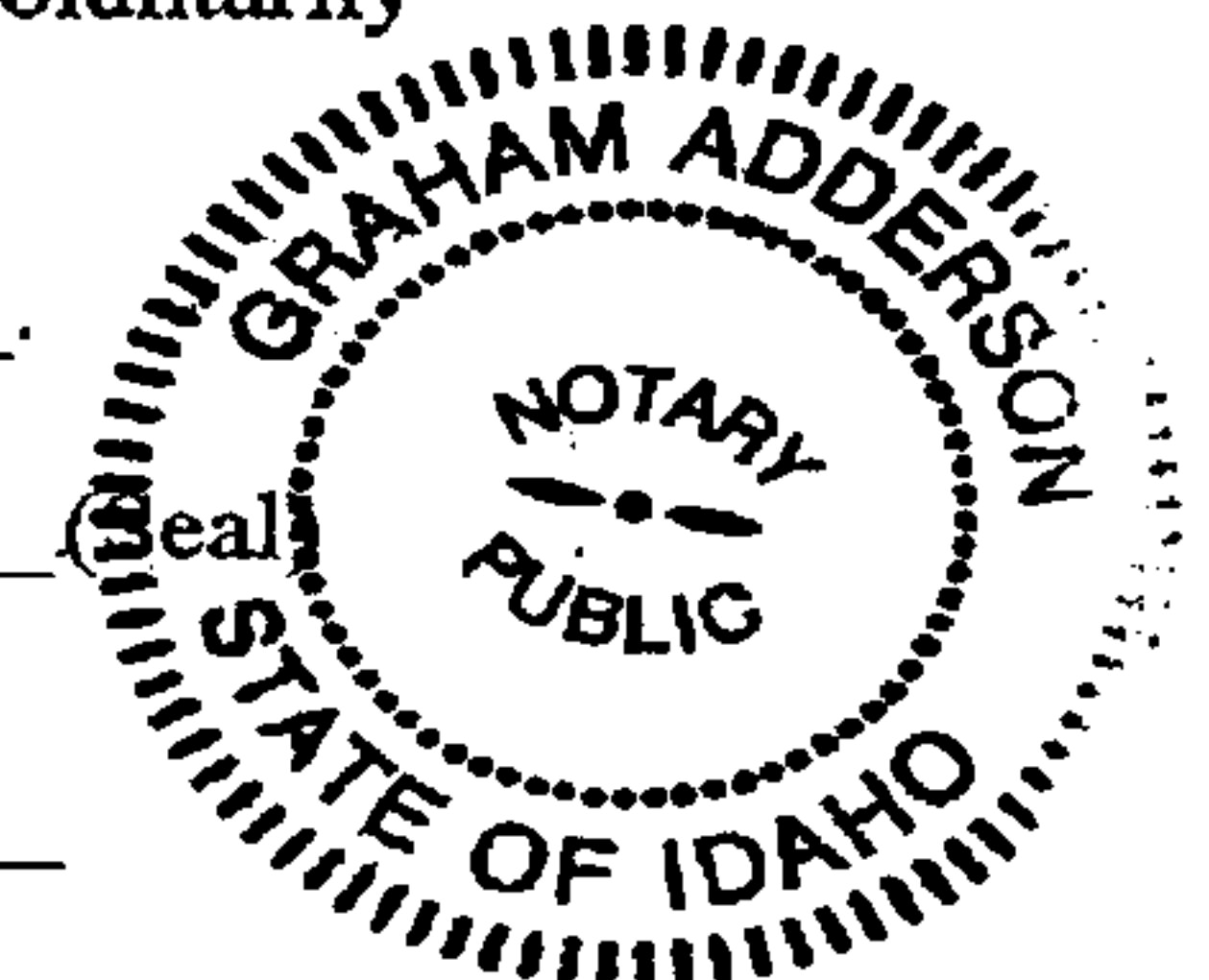
David J. Sawyer (Seal) Teresa K. Sawyer (Seal)

THE STATE OF Idaho  
COUNTY OF Nez Perce }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David J. Sawyer Married (fill in marital status) 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 seal this the 11<sup>th</sup> day of June, 2012.

[Signature] (Seal)  
Notary Public  
March 1<sup>st</sup> 2018  
My Commission Expires

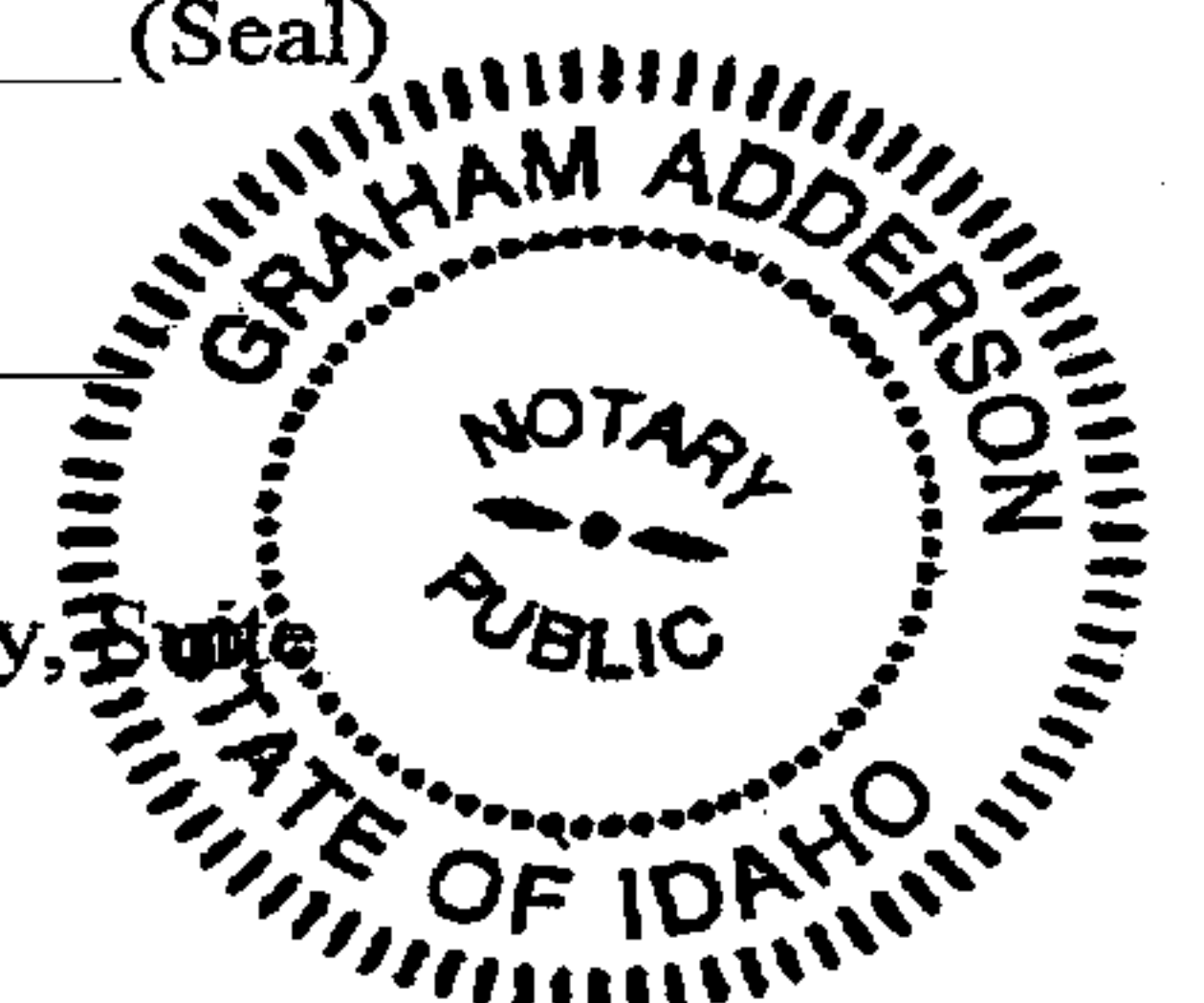


THE STATE OF Idaho  
COUNTY OF Nez Perce }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Teresa K. Sawyer Married (fill in marital status) 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, She executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11<sup>th</sup> day of June, 2012.

[Signature] (Seal)  
Notary Public  
March 1 2018  
My Commission Expires



This document prepared by: Carol Gomez, Title Processing Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024

Poor Quality

FRS File No.: 675764


Customer File No.: 2011-11168 David J. Sawyer

## EXHIBIT A

Lot 80, according to the Amended Map of Chesser Plantation, Phase 1-Sector 1, as recorded in Map Book 31, page 21 A & 21B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2002030600010788, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

\$ 189,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



20120920000359020 3/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/20/2012 12:49:42 PM FILED/CERT



## Real Estate Sales Validation Questionnaire

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

Grantor's Name  
Mailing AddressDavid J. Sawyer & Teresa N. Sawyer  
c/o 201 N. Civic Dr.  
Walnut Creek, CA. 94596Grantee's Name  
Mailing AddressMelody L. Brown & George L. Brown, II  
396 Chesser Plantation Lane  
Chelsea, AL. 35043

Property Address

396 Chesser Plantation Lane  
Chelsea, AL. 35043

Date of Sale July 6, 2012

Total Purchase Price \$ 189,900.00

or

Current Assessor's MV \$

Documentary Evidence provided:

Closing Statement

Bill of Sale

☒ Sells Contract

Other

## Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

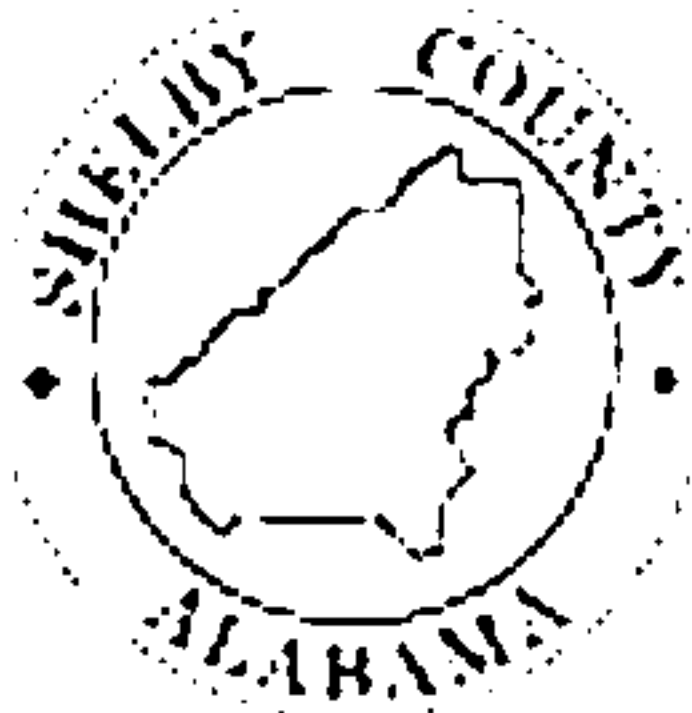
☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.☐ Re-recordation of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.  
Date 9/13/12

Print Marcus L. Hunt

Sign

(Owner/Agent) circle one

20120920000359020 4/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/20/2012 12:49:42 PM FILED/CERT



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/05/2024 01:04:58 PM  
 \$58.90 JOANN  
 20240105000005440

*Allen S. Bayl*

# AFFIDAVIT

State of Alabama  
 Shelby County

Before me, the undersigned, a Notary Public in and for said county in said state, personally appeared Marcus L. Hunt, who after being duly sworn, deposes and says as follows:

1. My name is Marcus L. Hunt. My address is: 2803 Greystone Commercial Blvd., Birmingham, AL 35242.

2. On July 6, 2012 I closed a sale with a Warranty from David J. Sawyer and Teresa K. Sawyer, husband and wife to Melody L. Brown and George L. Brown, II and a mortgage from Melody L. Brown and George L. Brown, II, wife and husband to Bank of America, N.A for property located at 396 Chesser Plantation Lane, Chelsea, AL 35043 and described as:

Lot 80, according to the Amended Map of Chesser Plantation, Phase 1-Sector 1, as recorded in Map Book 31, page 21 A & 21B, in the Probate Office of Shelby County, Alabama.

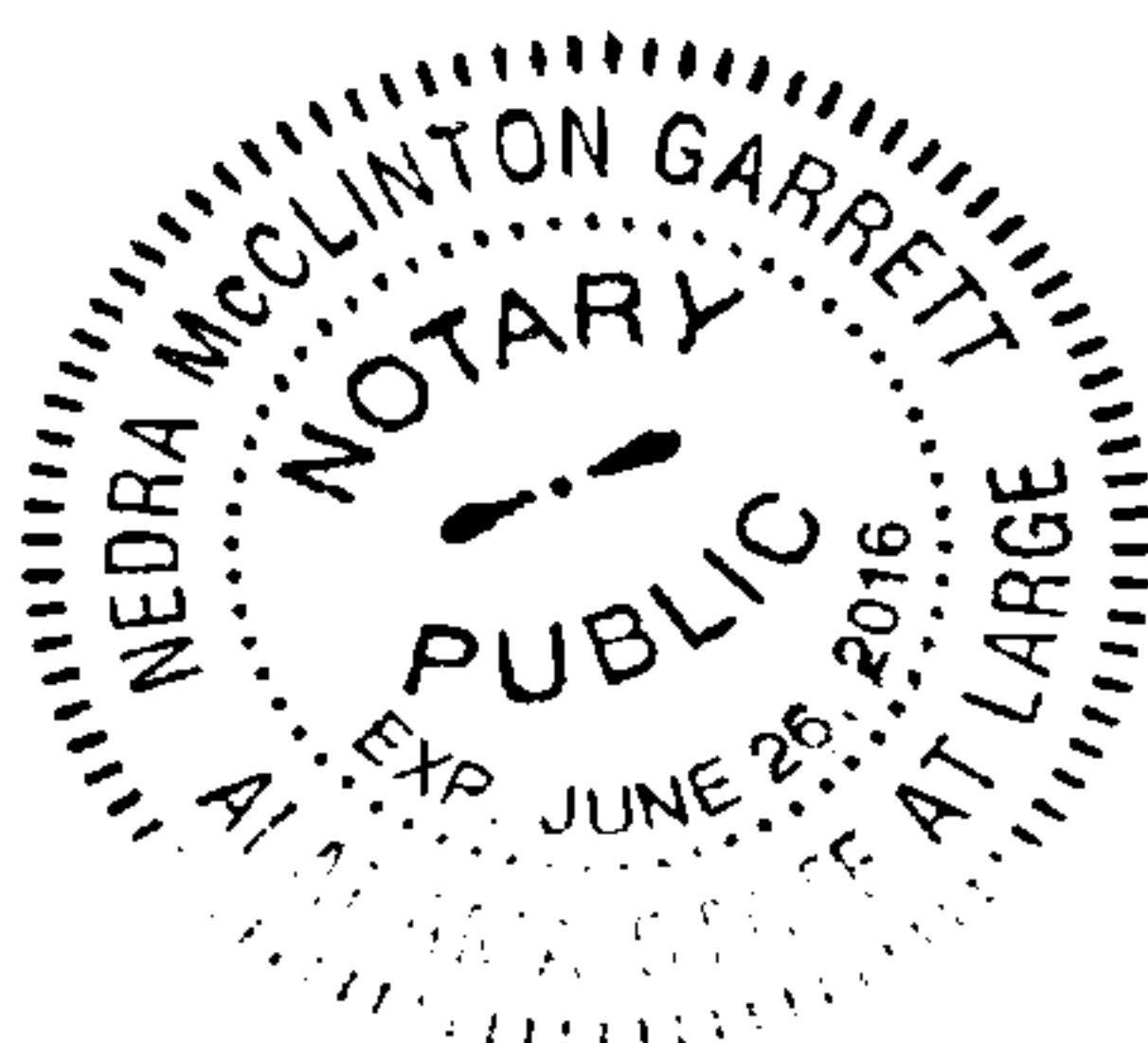
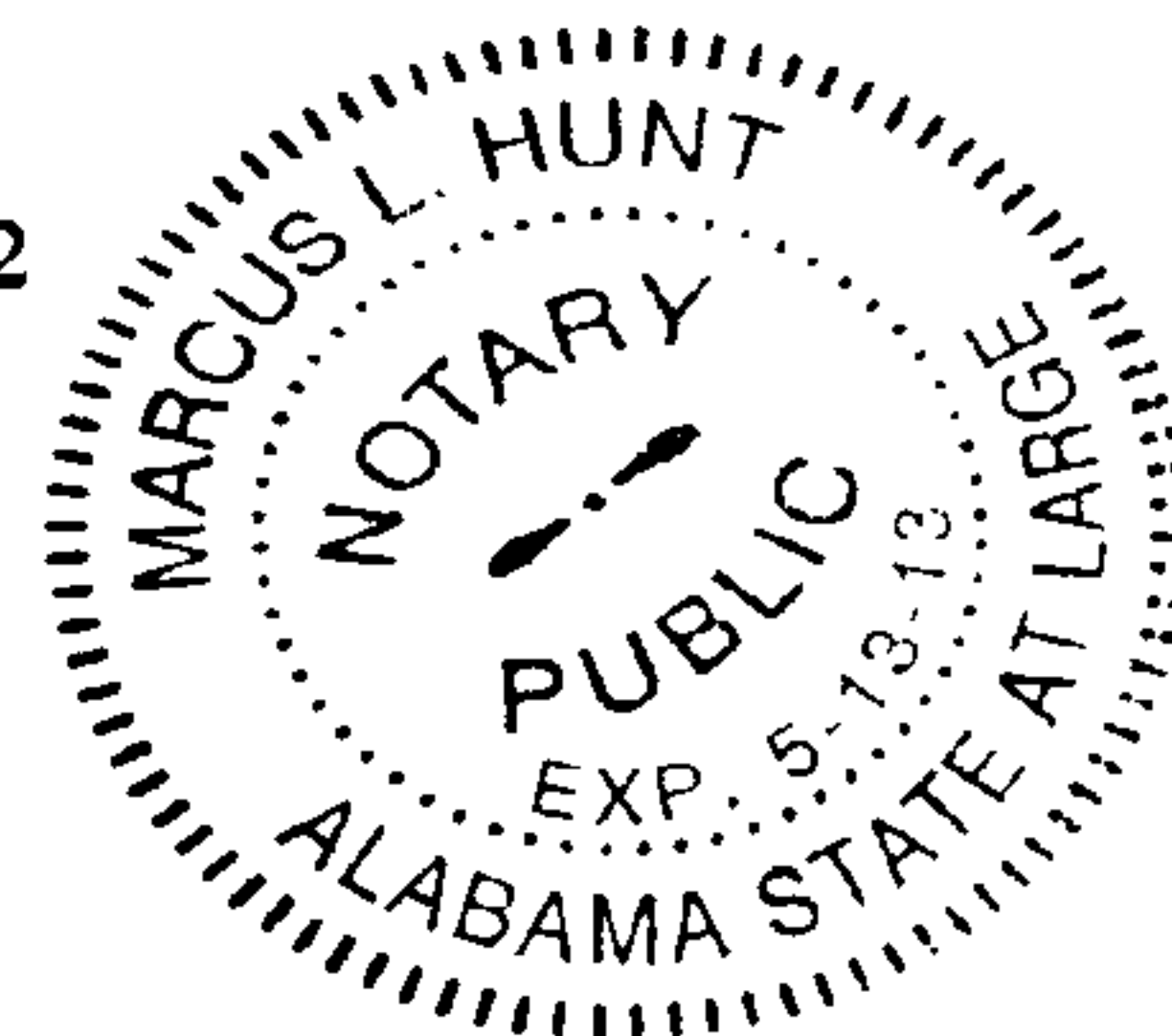
Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2002030600010788, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto is hereinafter collectively referred to as the "Declaration").

3. The original Deed, Mortgage, Rider and Security Agreement have been lost. In order to record these documents I am attaching to this Affidavit copies of the originals, which I herein affirm are true and certified copies of the originals and request that Shelby County Probate Court record same in the place of the original documents.

*[Signature of Marcus L. Hunt]*  
 MARCUS L. HUNT

Sworn to and subscribed before me on this the 12<sup>th</sup> day of September, 2012

*[Signature of Nedra McClinton Garrett]*  
 NOTARY PUBLIC  
 My commission expires: 6-26-16



20120920000359020 5/5 \$25.00  
 Shelby Cnty Judge of Probate, AL  
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