



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)				
MCPHAIL SANCHEZ, LLC PO BOX 870 MOBILE, AL 36602-3226				
THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY				
1. DEBTOR'S NAME: Provide only <u>one</u> 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 <input type="checkbox"/> and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	1a. ORGANIZATION'S NAME			
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)
	ESSIEN		MARY	
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
209 LEGACY PARC CIR		PELHAM	AL	35124
				COUNTRY
				USA
2. DEBTOR'S NAME: Provide only <u>one</u> 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 <input type="checkbox"/> and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	2a. ORGANIZATION'S NAME			
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY
3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only <u>one</u> Secured Party name (3a or 3b)				
OR	3a. ORGANIZATION'S NAME			
	ALABAMA POWER COMPANY			
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
1200 6 TH AVE N		BIRMINGHAM	AL	35203
				COUNTRY
4. COLLATERAL: This financing statement covers the following collateral:				
HVAC Replacement,A/C with Gas Furnace,Installation of new 2.5 tons 14 SEER Payne condenser and indoor evaporator coil.,PA14NC03000GAAA,2022X54572,Payne				
\$4300.00				
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"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor				
8. OPTIONAL FILER REFERENCE DATA:				
\$4300.00		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 ☐

OR	9a. ORGANIZATION'S NAME	
	9b. INDIVIDUAL'S SURNAME ESSIEN	
	FIRST PERSONAL NAME MARY	
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one 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 35124	COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one 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. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT: ☐ covers timber to be cut ☐ covers as-extracted collateral ☒ 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#:20220429000176460 ; Parcel Number:14 3 07 3 000 011.010 ; Legal: See Attached Deed; Owners:GEORGE MENSAH,MARY E ESSIEN

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.

20220429000176460
04/29/2022 03:08:19 PM
DEEDS 1/6

When Recorded Mail to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914

Prepared By:
THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:
GEORGE MENSAH AND MARY E. ESSIEN
209 LEGACY PARC CIRCLE
PELHAM, AL 35124

WARRANTY DEED

For good consideration of **ZERO DOLLARS (\$0.00)**, I (we) **MARY E. ESSIEN, WHO TOOK TITLE AS SINGLE, AND MARTHA QUAISON, SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 209 LEGACY PARC CIRCLE, PELHAM, AL 35124, hereby bargain, deed and convey to **GEORGE MENSAH AND MARY E. ESSIEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 209 LEGACY PARC CIRCLE, PELHAM, AL 35124, the following described land in **SHELBY County, State of Alabama**, free and clear with **WARRANTY COVENANTS**; to wit:

LOT 6, ACCORDING TO THE SURVEY OF LEGACY PARC, AS RECORDED IN MAP BOOK 27, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 14 3 07 3 000 011.010

Property Address: 209 LEGACY PARC CIRCLE, PELHAM, AL 35124

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

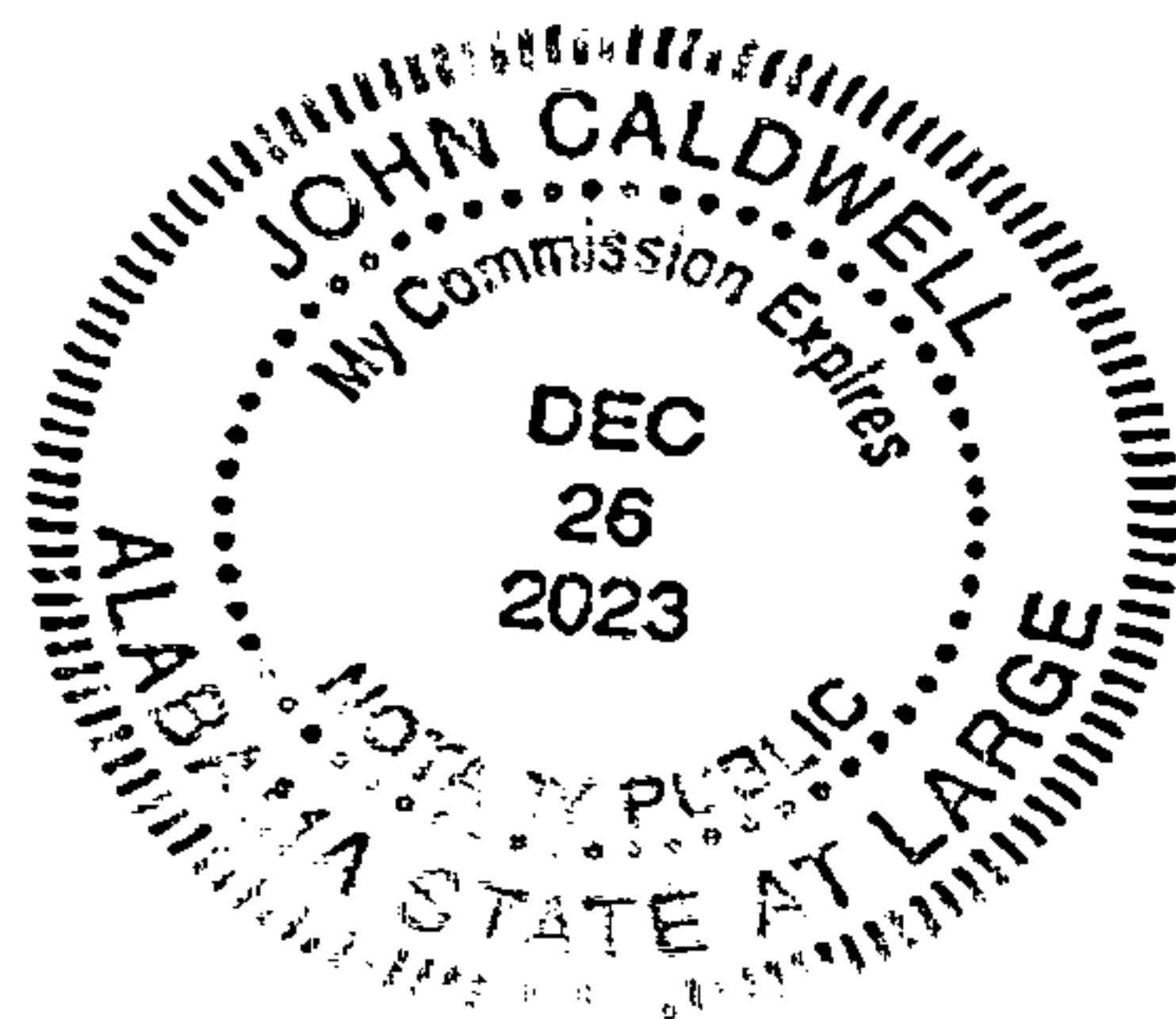
20220429000176460 04/29/2022 03:08:19 PM DEEDS 2/6

WITNESS the hands and seal of said Grantor(s) this 20 day of April, 2022

Mary E. Essien
MARY E. ESSIEN

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, John Caldwell a Notary Public, hereby certify that MARY E. ESSIEN, 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 20 day of April, 2022



John Caldwell
Notary Public

20220429000176460 04/29/2022 03:08:19 PM DEEDS 3/6

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follow:

NAME OF NOTARY:

John CALDWELL

DATE COMMISSION EXPIRES:

DEC 26, 2023

COUNTY OF COMMISSION:

N/A ALABAMA STATE AT LARGE

COMMISSION NUMBER:

N/A

PLACE OF EXECUTION OF THIS DECLARATION:

PITTSBURGH PA

TODAY'S DATE:

04 / 27 / 2022

Lea Miller
Signature


LEA MILLER
Printed Name

Visionet Systems Inc.

(Firm name, if any)

20220429000176460 04/29/2022 03:08:19 PM DEEDS 4/6

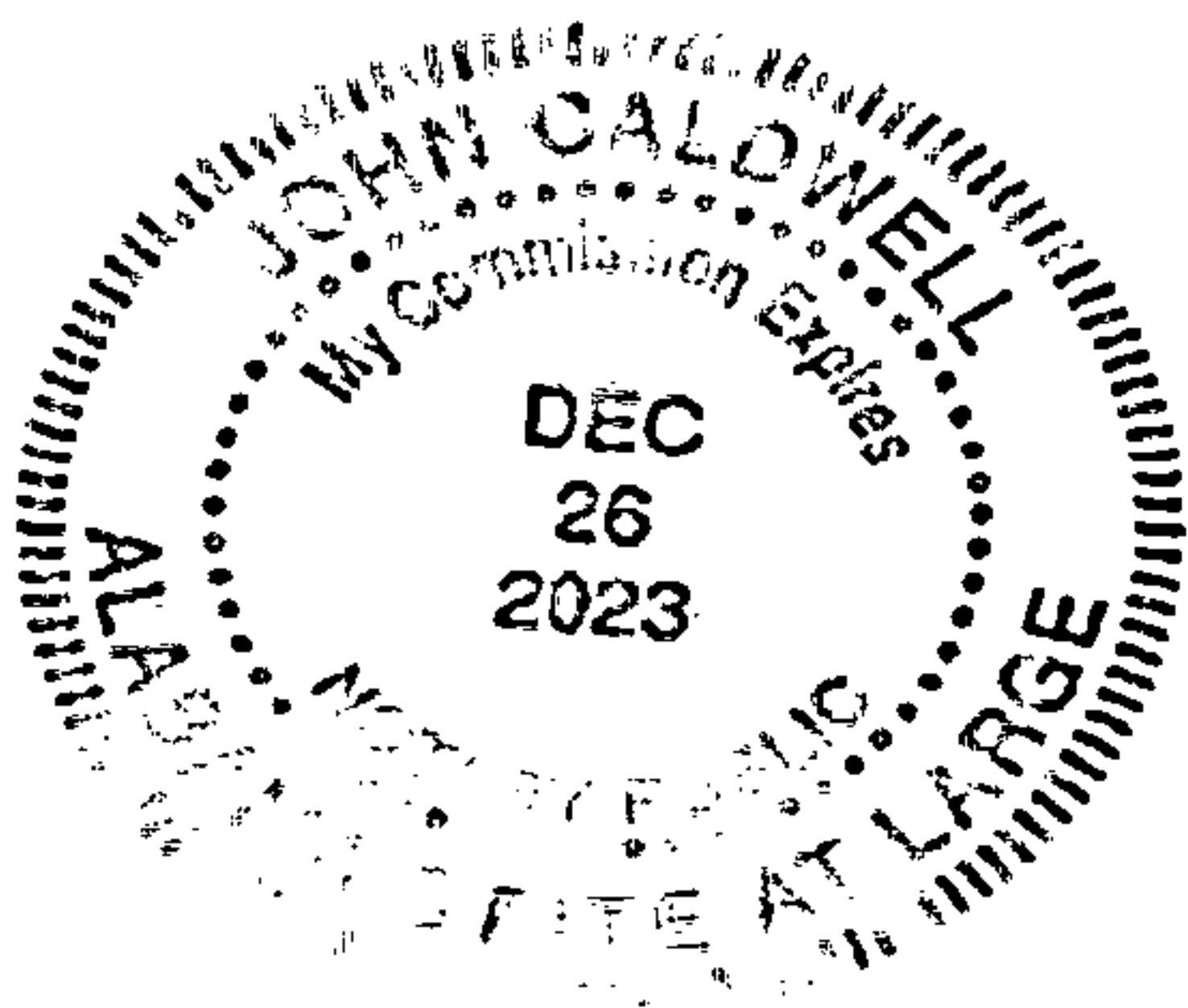
WITNESS the hands and seal of said Grantor(s) this 20 day of April, 2022




MARTHA QUAISON

STATE OF ALABAMA
COUNTY OF Shelby } ss.

I, John Caldwell, a Notary Public, hereby certify that MARTHA QUAISON, 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 20 day of April, 2022





Notary Public

20220429000176460 04/29/2022 03:08:19 PM DEEDS 5/6

ILLEGIBLE NOTARY SEAL DECLARATION
GOVERNMENT CODE SECTION 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follow:

NAME OF NOTARY:

John CALDWELL

DATE COMMISSION EXPIRES:

Dec 26, 2023

COUNTY OF COMMISSION:

N/A ALABAMA STATE AT LARGE

COMMISSION NUMBER:

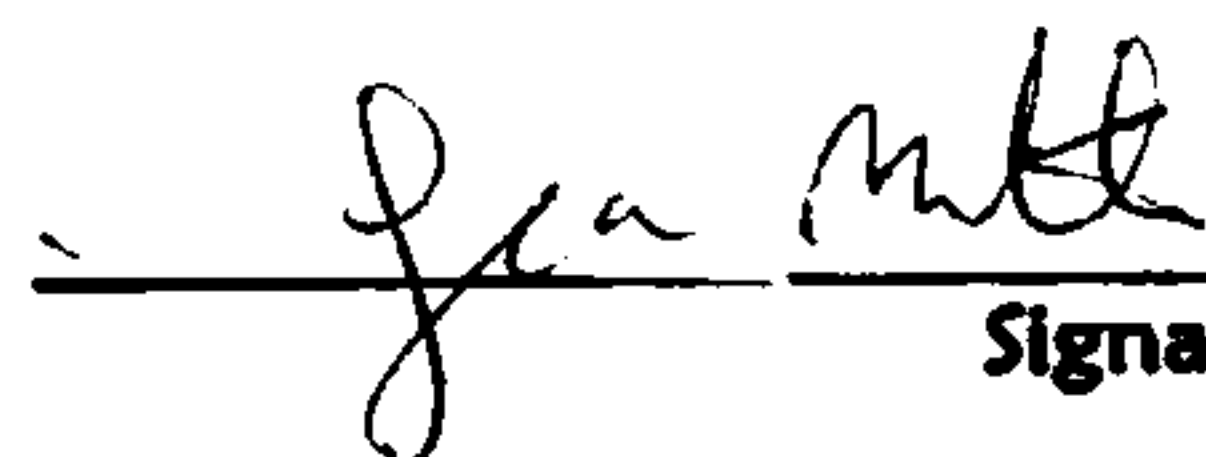
N/A

PLACE OF EXECUTION OF THIS DECLARATION:

PITTSBURGH PA

TODAY'S DATE:

04/27/2022



Signature

LEA M. HIEU

Printed Name

Visionet Systems Inc.

(Firm name, if any)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 09:14:47 AM
\$57.45 PAYGE
20240117000010990

Allen S. Byrd

20220429000176460 04/29/2022 03:08:19 PM DEEDS 6/6

Real Estate Sales Validation Form

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

Grantor's Name	<u>Mary E. Essien & Martha Quaison</u>	Grantee's Name	<u>George Mensah and Mary E Essien</u>
Mailing Address	<u>209 Legacy Parc Circle</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>209 Legacy Parc Circle</u> <u>Pelham, AL 35124</u>
Property Address	<u>209 Legacy Parc Circle</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>04/20/2022</u>
		Total Purchase Price	<u>\$ 0.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 186,250</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Refinancing

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/20/22

Print George Mensah and Mary E Essien

Unattested

Sign

George Mensah Mary E. Essien
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2022 03:08:19 PM
\$223.50 CHERRY
20220429000176460

Allen S. Byrd