

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



20240312000066680 1/8 \$43.00
Shelby Cnty Judge of Probate, AL
03/12/2024 09:58:14 AM FILED/CERT

Application Number

MCAN112357064

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

Application Date

06-Mar-2024



Primary Document: Alabama Title

Application Type: Certificate of
Cancellation

Previous Title Number: 112161365

Previous Issue Date: 20-Feb-2024

Serial Number

KB025707B10

Title Number

112357064

Issue Date

06-Mar-2024

Manufactured Home 2010 KBCO PLATINUM MH
Beige

Owner(s) JACOB R EADY AND BRITTANY R CLECKLER

13399 HIGHWAY 43 VANDIVER AL 35176-7129

DJENNINGS@RELI.US

2052622470

Special Mailing RELI SETTLEMENT SOLUTIONS, LLC

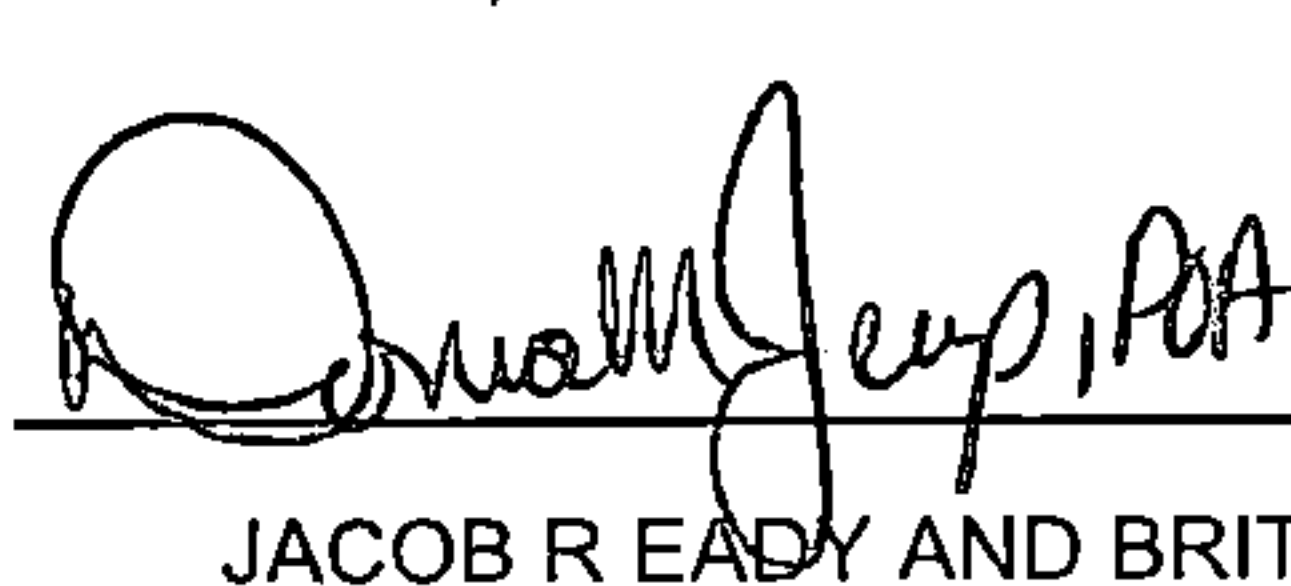
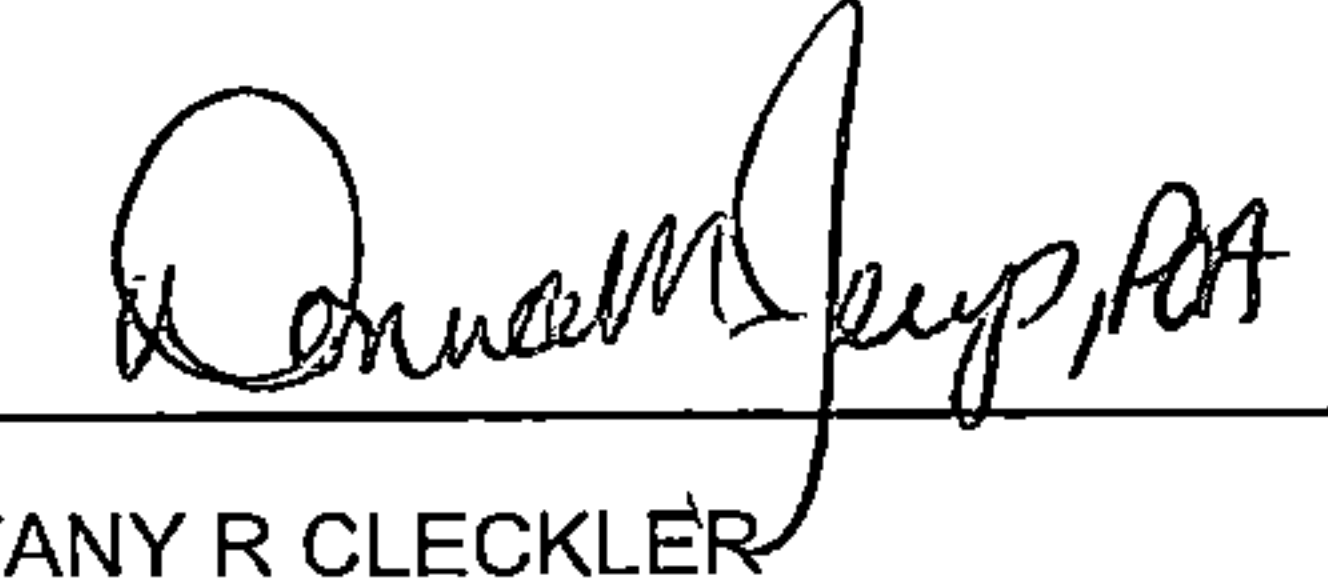
433 19TH ST W JASPER AL 35501-5349

Supporting Documents

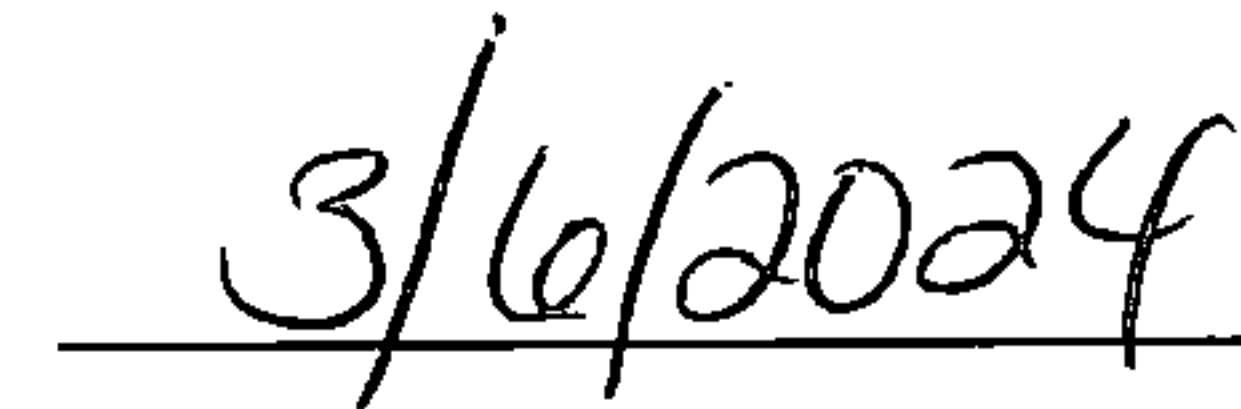
Signatures (Felony Offense For False Statements)

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.

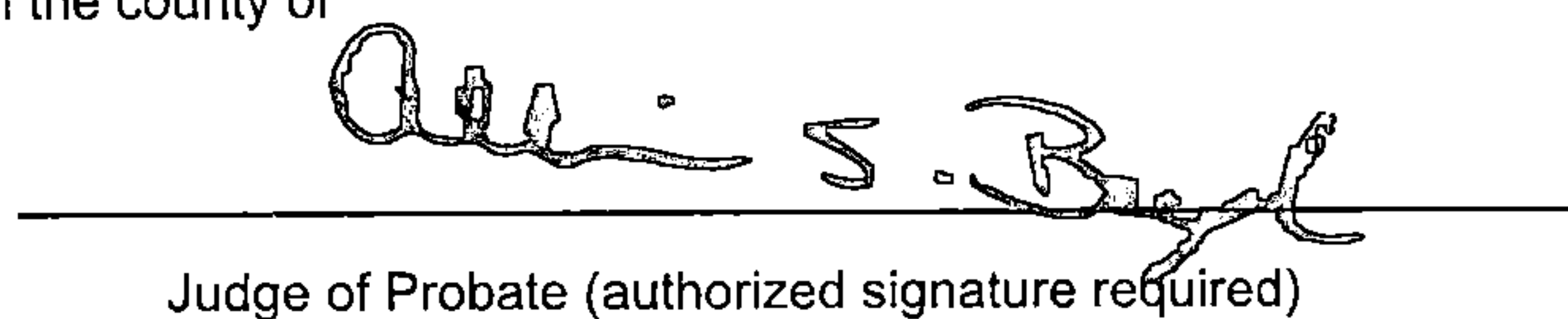
Owner Signature

 
JACOB R EADY AND BRITTANY R CLECKLER

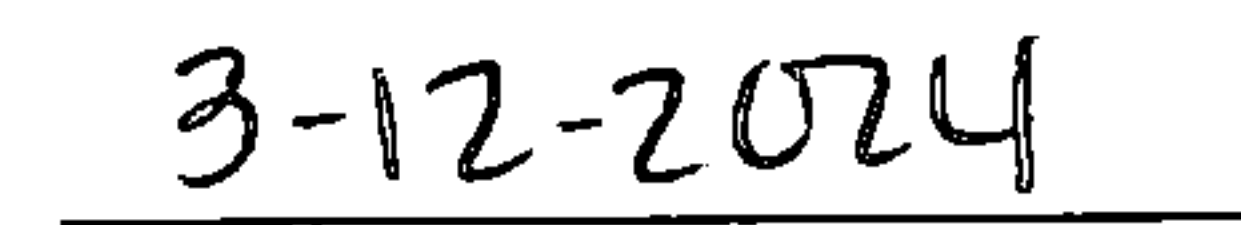
Date



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)

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.



STATE OF
ALABAMA
DEPARTMENT OF REVENUE

CERTIFICATE OF TITLE FOR A MANUFACTURED HOME

TITLE NO.	MANUFACTURED HOME SERIAL NUMBER	TRANS. TYPE	DATE ISSUED
112161365	KB025707B10	TRANSFER	02/20/2024
YR. MODEL	MAKE	MODEL	BODY STYLE
2010	KABCO HOMES	PLATINUM	MNF HOME
CONDITION	PURCHASE DATE	NO. LIENS	PREV AL TITLE NO.
USED	11/30/2023	0	42948971
		COLOR	
		BEIGE	

NAME(S) AND MAILING ADDRESS OF OWNER(S)

JACOB R EADY AND BRITTANY R CLECKLER
13399 HIGHWAY 43
VANDIVER AL 35176-7129

MAIL TO

RELI SETTLEMENT SOLUTIONS, LLC
433 19TH ST W
JASPER AL 35501-5349

RESIDENT ADDRESS (IF DIFFERENT)

LEGEND(S)

1ST LIENHOLDER'S NAME, ADDRESS, AND LIEN DATE

2ND LIENHOLDER'S NAME, ADDRESS, AND LIEN 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) shown 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.

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

00242528

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



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ALABAMA DEPARTMENT OF REVENUE
MOTOR VEHICLE DIVISION
www.revenue.alabama.gov

MVT 5-13
4/21



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Power of Attorney

A.

VEHICLE IDENTIFICATION NUMBER (VIN)* KB025707B10	YEAR 2010	MAKE KABLO	MODEL PLATINUM
BODY TYPE MH	LICENSE PLATE NUMBER	STATE OF ISSUANCE AL	

B.

Taxpayer Information	Representative(s): Hereby appoint(s) the following representative(s)
Taxpayer Name(s) and Address (Please Type or Print) Jacob R. Eady and Brittany R. Cleckler 13399 Highway 43 Vandiver, AL 35176 Email Address: djennings@reli.us Telephone Number: (205) 262-2470	Name and Address (Please Type or Print) Reli Settlement Solutions, LLC 433 19th St W Jasper, AL 35501 Email Address: djennings@reli.us Telephone Number: (205) 262-2470

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

- ☒ Title application, transfer or lien filing ☐ IFTA transaction(s) ☐ register and purchase license plate(s),
☐ Title service provider - Section A is not required
☒ other purpose, *describe:* **affixation, cancellation, tax assessment, payoff information**

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:

Jacob R. Eady **11/30/2023**
SIGNATURE OF TAXPAYER DATE

Brittany Cleckler **11/30/2023**
SIGNATURE OF TAXPAYER DATE

Signature of Appointee: **Donna Jennings** **11/30/2023**
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.



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SEND TAX NOTICE TO:

Jacob R. Eady and Brittany R. Cleckler
13399 Highway 43
Vandiver, AL 35176

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephanie Marie Ledlow**, as **Personal Representative of the Estate of Norman Dee Ledlow**, deceased, **Shelby County Probate Case No. PR-2023-000449**, **Michael Dwight Ledlow**, a married man, **Kathleen Rena Ledlow**, a married woman, and **Stephanie Marie Ledlow**, a married woman, as the heirs at law of **Nickey Ledlow**, deceased, whose address is 7263 President Street, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **Jacob R. Eady and Brittany R. Cleckler**, whose address is , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jacob R. Eady, and Brittany R. Cleckler**, as joint tenants with rights of survivorship, the following described real estate situated in **Shelby County, Alabama**, the address of which is **13399 Highway 43, Vandiver, AL 35176** to-wit:

Commence at the southwest corner of the southeast 1/4 of the northwest 1/4 of section 12, township 18 south, range 1 east, shelby county, alabama; thence run north 00°28'49" west for a distance of 789.89 feet to a point; thence run north 89°45'08" east for a distance of 253.91 feet to a point; thence run north 89°29'28" east for a distance of 149.91 feet to a point; thence run north 89°31'09" east for a distance of 205.06 feet to a found 1/2" capped rebar stamped "wls"; thence continue north 89°31'09" east for a distance of 214.87 feet to a found 1" crimp; thence run south 00°30'39" east for a distance of 210.58 feet to a found 1/2" capped rebar; thence run south 00°33'08" east for a distance of 253.86 feet to a set 5/8" capped rebar stamped "clinkscales" and the point of beginning of the parcel herein described; thence continue south 00°33'08" east for a distance of 10.57 feet to a found 1" crimp; thence continue south 00°33'08" east for a distance of 182.30 feet to a set 5/8" capped rebar stamped "clinkscales" on the northerly right-of-way of highway 43 (a.k.a. vandiver road) (80" right-of-way); thence run along said right-of-way south 89°57'47" west for a distance of 21.66 feet to a found concrete monument; thence continue along said right-of-way south 89°30'17" west for a distance of 129.58 feet to a found 1/2" capped rebar stamped "parks", said point being on a curve to the left having a radius of 11495.24 feet, a delta angle of 00°08'26", a chord bearing of south 89°27'55" west, and a chord distance of 28.18 feet; thence run along the arc of said curve and said right-of-way for a distance of 28.18 feet to a found 1/2" capped rebar; thence leaving said right-of-way, run north 00°26'27" west for a distance of 173.11 feet to a set 5/8" capped rebar stamped "clinkscales"; thence run north 77°12'54" east for a distance of 95.25 to a set 5/8" capped rebar stamped "clinkscales"; thence run north 89°57'06" east for a distance of 86.00 feet to the point of beginning.



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(To be recorded with Security Instrument)

**AFFIXATION AFFIDAVIT REGARDING
MANUFACTURED (AND FACTORY BUILT) HOME**

The State of **ALABAMA**)

County of **SHELBY**)

EADY

Loan #: **400911961**

MIN: **100853704009119614**

Case #: **013-0371242-703**

Before me, the undersigned authority, on this day personally appeared **JACOB R. EADY AND BRITTANY R. CLECKLER, HUSBAND AND WIFE**; known to me to be the person(s) whose name(s) is/are subscribed below, and who, being by me first duly sworn, did each on his/her oath state as follows:





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400911961

Description of Manufactured Home

Used	2010	PLATINUM HOMES	KB-2813
New/Used	Year	Manufacturer's Name	Model Name and Model No.
26.00 X 64.00		KB 02 5707 AB 10	NTA 151539 - NTA 151540
Length X Width		Serial Number	HUD #
Manufactured Home Location			
13399 HIGHWAY 43		SHELBY	
Street		County	
VANDIVER	ALABAMA	35176	
City	State	Zip Code	

In addition to the covenants and agreements made in the Security Instrument, JACOB R. EADY AND BRITTANY R. CLECKLER, HUSBAND AND WIFE; ("Borrower[s]") covenants and agrees as follows:

1. The manufactured home described above located at the address above is permanently affixed to a foundation and will assume the characteristic of site-built housing.
2. The wheels, axles, tow bar, or hitch were removed when said manufactured home was placed on the permanent site.
3. All foundations, both perimeter and piers for said manufactured home have footings that are located below the frost line or in compliance with local building codes or requirements.
4. If piers are used for said manufactured home, they will be placed where said home manufacturer recommends.
5. If state law so requires, anchors for said manufactured home have been provided.
6. The manufactured home is permanently connected to a septic or sewage system and other utilities such as electricity, water and natural gas.
7. No other lien or financing affects said manufactured home or real estate, other than those disclosed in writing to Lender.
8. The foundation system of the manufactured home has been designed by an engineer, if required by state or local building codes, to meet the soil conditions of the site.
9. That the Borrower(s) hereby acknowledges(s) his/her/their intent that said manufactured home will become immovable property and part of the real property securing the security instrument.
10. The said manufactured home will be assessed and taxed as an improvement to the real property. Borrower(s) understand(s) that if Lender does not escrow for these taxes, that Borrower(s) will be responsible for payment of such taxes.
11. If the land is being purchased, such purchase and said manufactured home represent a single real estate transaction under applicable state law.
12. Said manufactured home has been built under the Federal Manufactured Home Construction

Affixation Affidavit Regarding Manufactured Home

43.220

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- and Safety Standards that were established June 15, 1976.
13. This Affidavit is executed by Borrower(s) pursuant to applicable state law.
14. All permits required by governmental authorities have been obtained. Borrower(s) certifies/certify that Borrower(s) is/are in receipt of the manufacturer's recommended maintenance program regarding the carpets and manufactures warranties covering the heating/cooling system, hot water heater, range, etc... and the formaldehyde health notice.

In Witness Whereof, Borrower(s) has/have executed this Affidavit in my presence and in the presence of undersigned witnesses on this 30TH day of NOVEMBER, 2023.

Jacob R Eady
- BORROWER - JACOB R. EADY

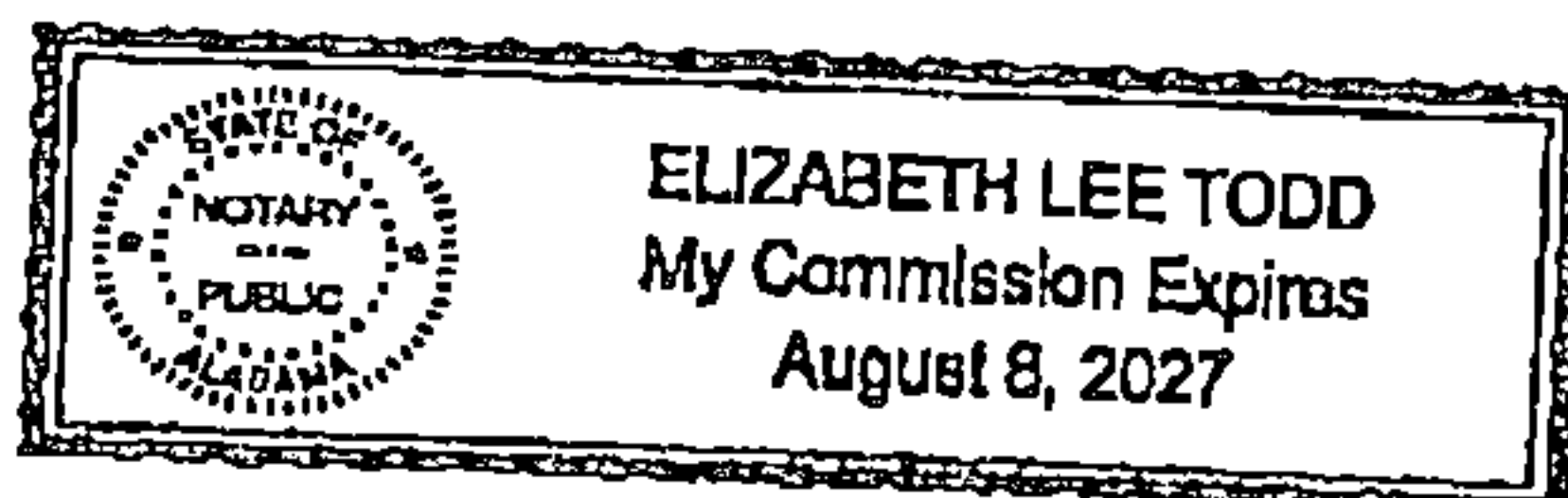
Brittany R Cleckler
- BORROWER - BRITTANY R. CLECKLER

Witness _____

Witness _____

STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 30 day of November 2023 by JACOB R. EADY, BRITTANY R. CLECKLER, who is personally known to me (yes/no) or who provided State Issued ID as identification.



Elizabeth Lee Todd
Notary Public
Print Name: Elizabeth Todd
My Commission Expires: 08/08/2027



400911961

Lender's Statement of Intent:

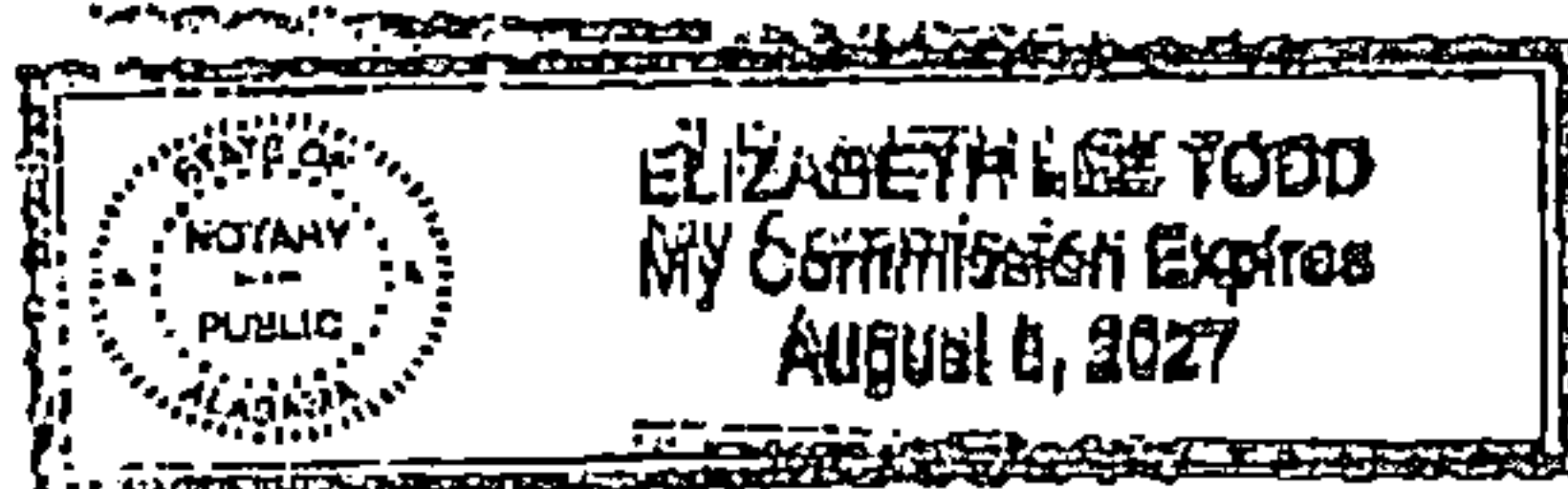
The undersigned ("Lender") intends that the Home be an immovable fixture and a permanent improvement to the Land.

Lender: LOANDEPOT.COM, LLC

By: *Tanya D. Gordon*
Authorized Signature

STATE OF Alabama
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 20th day of November, 2023
by ~~the undersigned~~ Tanya D. Gordon an agent of
LOANDEPOT.COM, LLC, Lender, who is personally known to me or who provided
State Issued ID as identification.



Elizabeth Lee Todd
Notary Public
Print Name: Elizabeth Lee Todd
My Commission Expires: 08/06/2027

Attention County Clerk: This instrument covers goods that are or are to become fixtures on the property described herein and is to be filed for record in the records where security instruments on real estate are recorded. Additionally, this instrument should be appropriately indexed, not only as a security instrument but also as a financing statement covering goods that are or are to become fixtures on the property described herein.

