



20240806000244060 1/9 \$46.00
Shelby Cnty Judge of Probate, AL
08/06/2024 12:19:50 PM FILED/CERT

MVT 5-39E (REV 12/23)

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

Application Number

MCAN112926238

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

Application Date

11-Jul-2024



Primary Document: Alabama Title

Application Type: Certificate of
Cancellation

Previous Title Number: 112544122

Previous Issue Date: 18-Apr-2024

Serial Number

WHC027195GAA

WHC027195GAB

Title Number

112926238

112926238

Issue Date

11-Jul-2024

11-Jul-2024

Manufactured Home 2021 CLAT 30CEJ28483AH21 MH

Cream

Owner(s) DARLENE W BROWN

101 WILSON GLEN DR WILSONVILLE AL 35186-9702

2056705264

Special Mailing TRIAD FINANCIAL SERVICES, INC. - LH TITLE DEPT

13901 SUTTON PARK DR S STE 300 JACKSONVILLE FL 32224-0230

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.

Triad Financial services, Inc.

Owner Signature

Darlene W Brown BY POA: Aniquil Paldre 7/11/2024

DARLENE W BROWN

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

Alan S. Boyd

Judge of Probate (authorized signature required)

8-6-2024

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.



Power of Attorney

I/We hereby appoint Triad Manufactured Home Financial Services, Inc., Abigail Polder, as my/our attorney-in-fact to apply for a certificate or duplicate certificate of title, and to register and/or transfer title, or record a lien to the described as follows:

<u>2021</u> Year	<u>CMH Manufacturing, Inc.</u> Make	<u>30CEJ28483AH21</u> Model
	<u>WHC027195GAA</u> Serial No.	<u>48 X 28</u> Size

and for said purposes to sign my/our name and do all things necessary to this appointment.

6-10-22
Date

X Darlene W Brown
Darlene W Brown

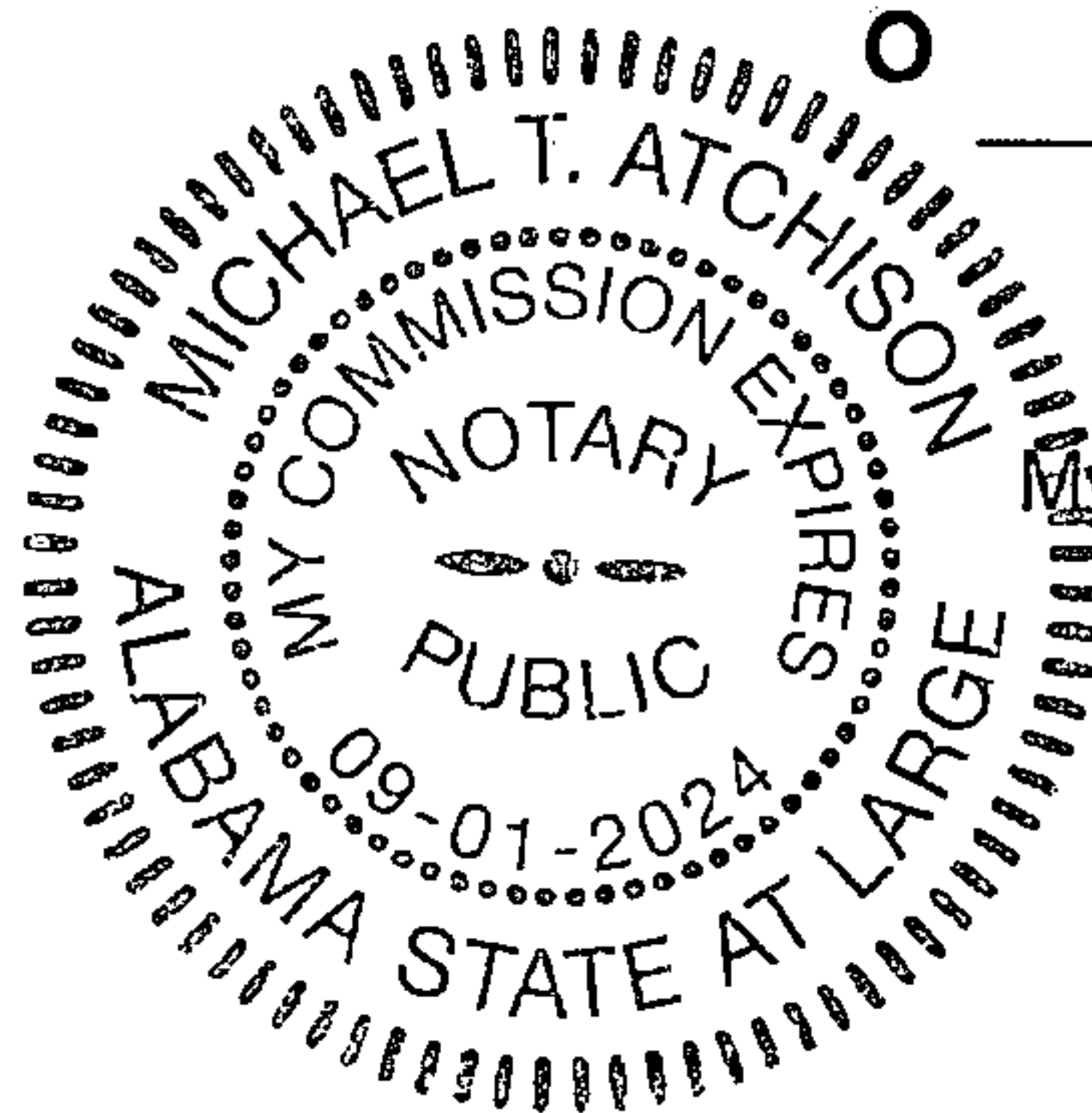
Date

X _____

Subscribed and sworn to before me this

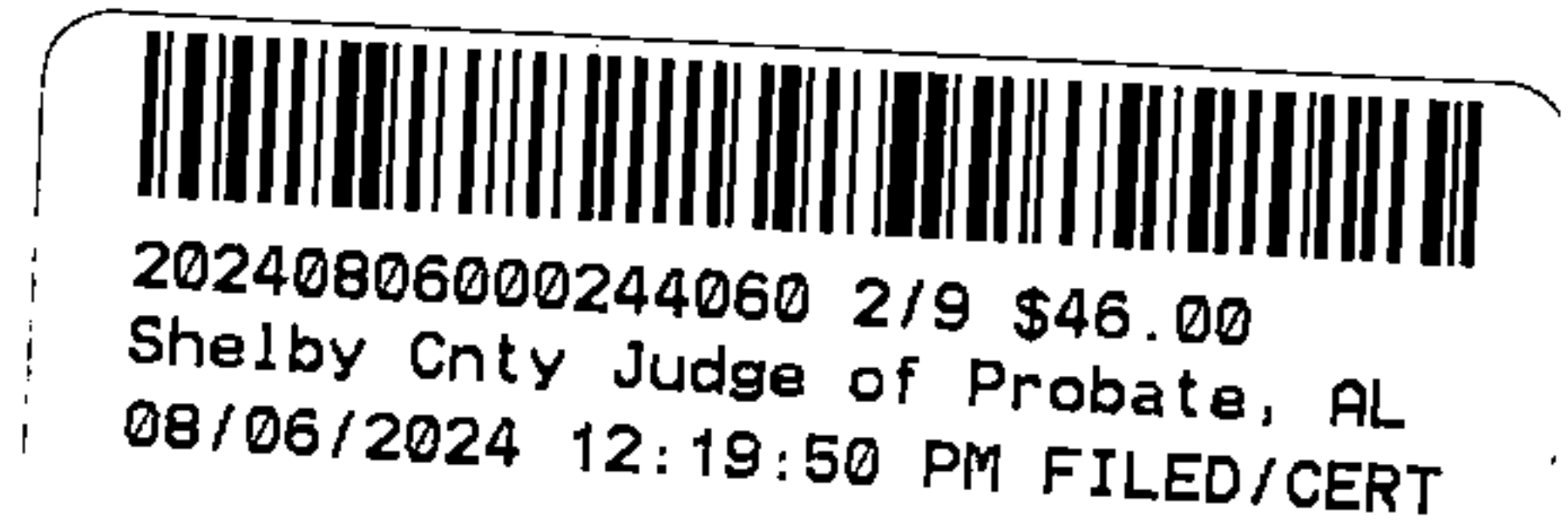
10th day of June 2022

[Signature]
Notary Public



My Commission Expires:

9-1-24



For Your Customer. For You.



For More Than 50 Years.

(fax)



STATE OF ALABAMA DEPARTMENT OF REVENUE

CERTIFICATE OF TITLE FOR A MANUFACTURED HOME

TITLE NO. 112544122A MANUFACTURED HOME SERIAL NUMBER WHC027195GAA TRANS. TYPE TRANSFER DATE ISSUED 04/18/2024

NAME(S) AND MAILING ADDRESS OF OWNER(S) DARLENE W BROWN 101 WILSON GLEN DR WILSONVILLE AL 35186-9702

TRIAD MANUFACTURED HOME FINANCIAL SERVICES, I 13901 SUTTON PARK DR S STE 300 JACKSONVILLE FL 32224-0230

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.

Triad Financial Services, Inc. First Lienholder

1ST LIENHOLDER'S NAME, ADDRESS, AND LIEN DATE 06/10/2022 TRIAD MANUFACTURED HOME FINANCIAL SERVICES, I 13901 SUTTON PARK DR S STE 300 JACKSONVILLE FL 32224-0230

Signature of Authorized Agent

Date 7/11/2024

2ND LIENHOLDER'S NAME, ADDRESS, AND LIEN DATE

Second Lienholder

Signature of Authorized Agent

Date



CONTROL NUMBER

00508490

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 this face hereof has been duly recorded as the lawful owner of the vehicle so described.

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

PLEASE DETACH



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01 MB 0.571 **AUTO TB 0 6073 32224-023075 0001781 -C01-P01784-I

TRIAD MANUFACTURED HOME FINANCIAL SERVICES, I 13901 SUTTON PARK DR S STE 300 JACKSONVILLE FL 32224-0230



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20220614000238220 06/14/2022 12:05:30 PM MORT 17/24

THIS INSTRUMENT PREPARED BY:
This instrument was prepared by:
Taylor Jones
Triad Financial Services, Inc.
13901 Sutton Park Dr S, Ste 300
Jacksonville, FL 32224
800-522-2013

LOAN #: 2693035
MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

STATE OF AL
COUNTY OF Shelby

This Manufactured Home Affidavit of Affixation is made this **10th** day of **June, 2022** 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 **Triad Financial Services, Inc., a Florida 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 2021 Length 48 Width 28

Manufacturer/Make CMH Manufacturing, Inc.

Model Name or Model No. 30CEJ28483AH21

Serial No. WHC027195GAB

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) _____

Certificate of Title Number _____

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 #: 2693035

- 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":
101 Wilson Glen Drive, Wilsonville

Shelby, AL 35186

(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.
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

- 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.

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LOAN #: 2693035

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

Triad Financial Services, Inc.	
Name of Lienholder	Name of Lienholder
Address:	Address:
13901 Sutton Park Drive South, Suite 300	
Jacksonville, FL 32224	
Original Principal	Original Principal
Amount Secured: \$ <u>149,136.00</u>	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 #: 2693035

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.

Darlene W Brown 6-10-22 (Seal)
DARLENE W BROWN DATE

State of ALABAMA)
County of SHELBY)

On this 10th day of JUNE, 2022, I, M. Ant. Johnson, a Notary Public in and for said county and in said state, hereby certify that DARLENE W BROWN, whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily and as his/her/their act on the day the same bears date. Given under my hand and seal of office this 10th day of JUNE, 2022.

Notary Public

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.



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LOAN #: 2693035

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.

Triad Financial Services, Inc., a Florida Corporation

Lender

Patricia P Whitebread

Digitally signed by Patricia P Whitebread
DN: cn=Patricia P Whitebread, o, ou,
email=pwhitebread@triadis.com, c=US
Date: 2022.06.10 09:17:38 -04'00'

By: Authorized Signature

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ICE Mortgage Technology, Inc.

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Initials: DWB
L00000M4ARDU 0615
L00000MNAZLU (CLS)
08/10/2022 06:38 AM PST



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Legal description

Exhibit A

Lot 1, according to the Survey of Wilson's Glen, 1st Sector, as recorded in Map Book 27, Page 47, in the Probate Office of Shelby County, Alabama.