



20240806000244070 1/9 \$46.00
Shelby Cnty Judge of Probate, AL
08/06/2024 12:19:51 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

Title Number

Issue Date

WHC027195GAA

112926238

11-Jul-2024

WHC027195GAB

112926238

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: Angelica Poldre 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

Shelby

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 Abigail Polder Triad Manufactured Home Financial Services, Inc., 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:

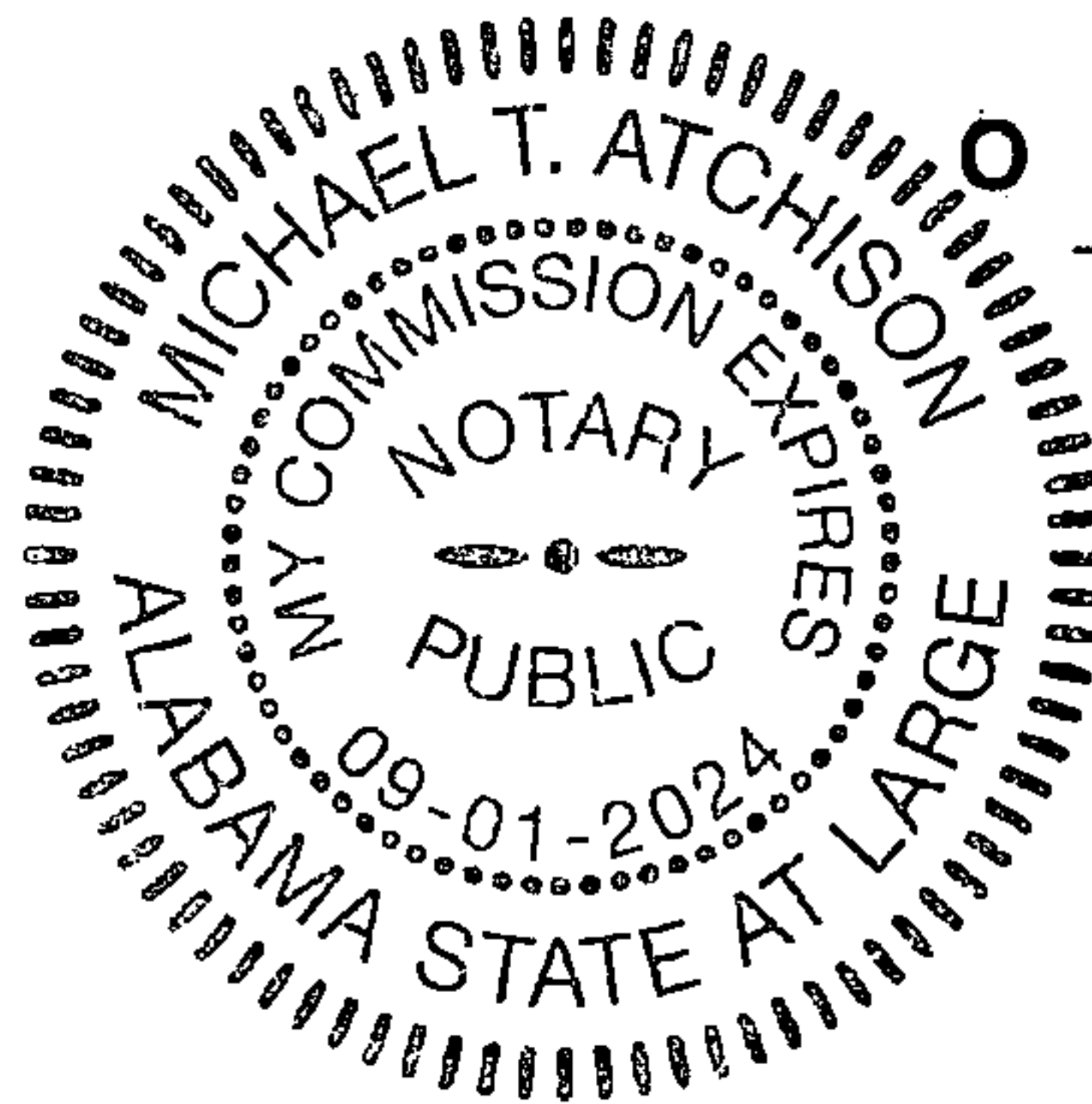
<u>2021</u>	<u>CMH Manufacturing, Inc.</u>	<u>30CEJ28483AH21</u>
Year	Make	Model
	<u>WHC027195GAB</u>	<u>48 X 28</u>
	Serial No.	Size

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

<u>6-10-22</u>	<input checked="" type="checkbox"/> <u>Darlene W Brown</u>
Date	Darlene W Brown
<u></u>	<input checked="" type="checkbox"/> <u></u>
Date	

Subscribed and sworn to before me this

10th day of June 2022



[Signature]
Notary Public

My Commission Expires:

9-1-24



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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. 112544122B
MANUFACTURED HOME SERIAL NUMBER WHC027195GAB
TRANS. TYPE TRANSFER
DATE ISSUED 04/18/2024
YR. MODEL 2021
MAKE CLAT CLAYTON HOMES
MODEL 30CEJ28483AH21
BODY STYLE MNE HOME
PREV. AL. TITLE NO.
CONDITION NEW
PURCHASE DATE 06/10/2022
NO. LIENS 1
COLOR CREAM

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

MAIL TO

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

RESIDENT ADDRESS (IF DIFFERENT)

LEGEND(S)

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

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

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

Signature of Authorized Agent

Date

7/11/2024

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) 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.

CONTROL NUMBER

00508491

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

FORM RCLMVT 8-1 (4-2023)

PLEASE DETACH



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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.

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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Initials: **DWB**
LQ0000MNARDU 0615
LQ0000MNARLU (CLS)
08/10/2022 09:38 AM PST

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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:

13901 Sutton Park Drive South, Suite
300

Address:

Jacksonville, FL 32224

Original Principal

Amount Secured: \$ 149,136.00

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.

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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. A. Adams, 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.

M. Ant. A. Adams
Notary Public

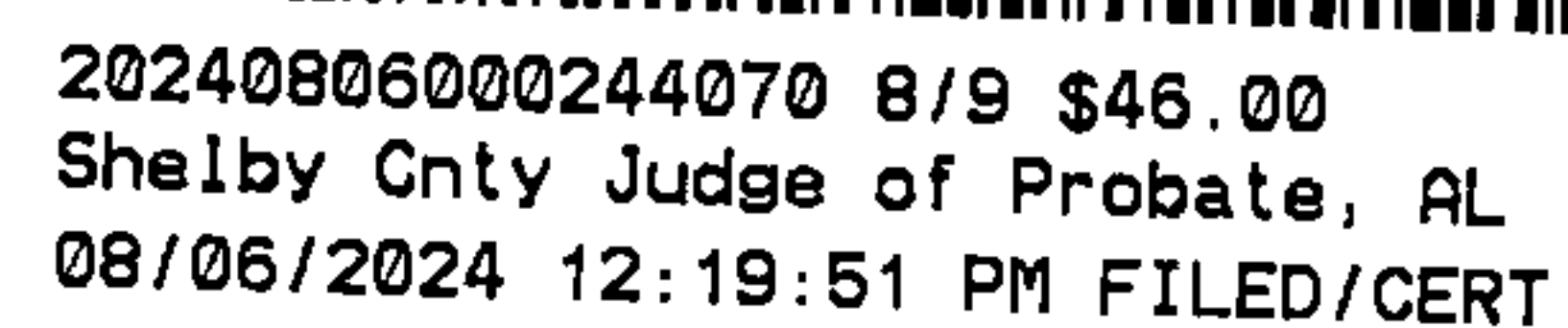
My Commission Expires: 9-1-24

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.

ICE Mortgage Technology, Inc.

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Initials: DWB
L00000MNARDU 0615
L00000MNARLU (CLS)
06/10/2022 06:38 AM PST

**LOAN #: 2693035**

Triad Financial Services, Inc., a Florida Corporation

Lender

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

By: Authorized Signature

ICE Mortgage Technology, Inc.

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Initials: DWB
 L00000MYARDU 0615
 L00000MNAZLU (CLS)
 06/10/2022 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.