



20250602000166530 1/6 \$37.00
Shelby Cnty Judge of Probate, AL
06/02/2025 10:17:19 AM 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

MCAN114274241

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

Application Date

19-May-2025



Primary Document: Alabama Title

Application Type: Certificate of
Cancellation

Previous Title Number: 108491422

Previous Issue Date: 13-May-2022

Serial Number

Title Number

Issue Date

SOU016626ALAAC

114274241

19-May-2025

SOU016626ALBAC

114274241

19-May-2025

Manufactured Home 2022 CLAT BOUJEE MH

Gray

Owner(s) JUSTIN GLENN FRANKLIN

688 CRABAPPLE LN VANDRIVER AL 35176

Special Mailing SOUTH OAK TITLE TRUSSVILLE LLC

111 WATTERSON PKWY TRUSSVILLE AL 35173-2307

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

JUSTIN GLENN FRANKLIN

4-17-25

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)

6-2-2025

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.



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

MVT 5-13
4/21



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A.

VEHICLE IDENTIFICATION NUMBER (VIN)* SOU16626ALABAC	YEAR 2022	MAKE Southern Energy Home	MODEL 44BOU28724AH22
BODY TYPE MH	LICENSE PLATE NUMBER	STATE OF ISSUANCE	

B.

Taxpayer Information	Representative(s): Hereby appoint(s) the following representative(s)
Taxpayer Name(s) and Address (Please Type or Print) Justin Franklin 688 Crabapple Lane Vandiver, AL 35176	Name and Address (Please Type or Print) South Oak Title Trussville, LLC 111 Watterson Parkway Trussville, AL 35173
Email Address _____	Email Address teamtrussville@southoaktile.com
Telephone Number (_____) _____	Telephone Number (205) 856-9111

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

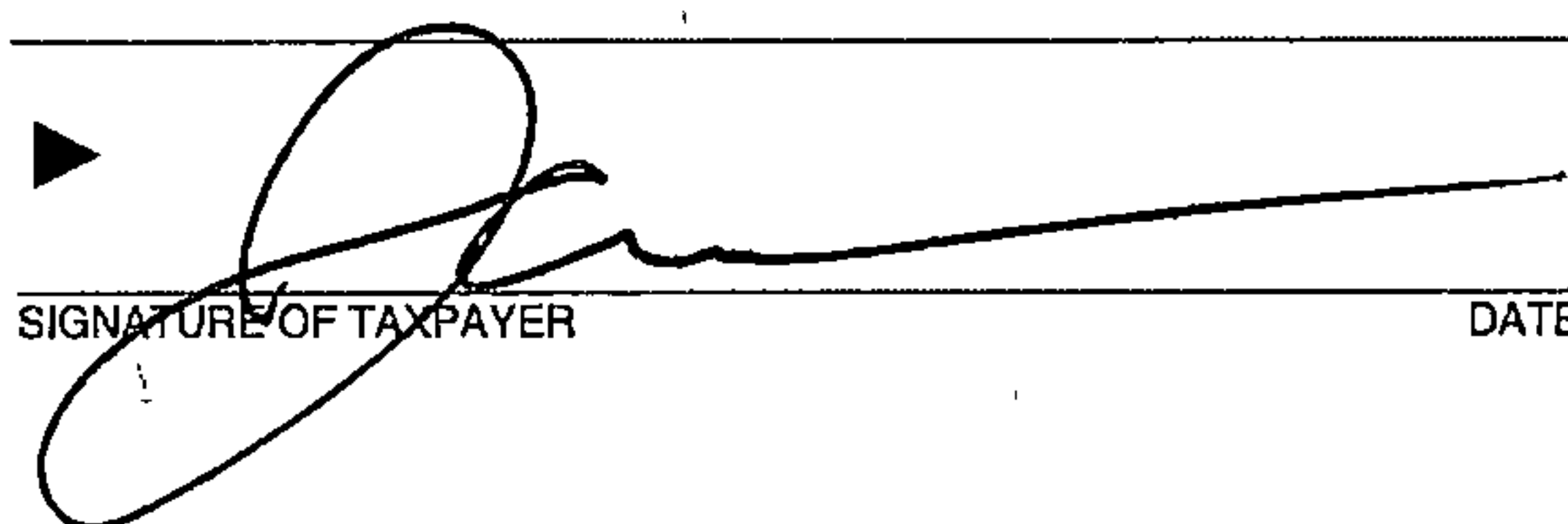
- ☐ Title application, transfer or lien filing ☐ IFTA transaction(s) ☐ register and purchase license plate(s),
☐ Title service provider - Section A is not required
☒ other purpose, describe: **Cancel Title**

for my motor vehicle described above.

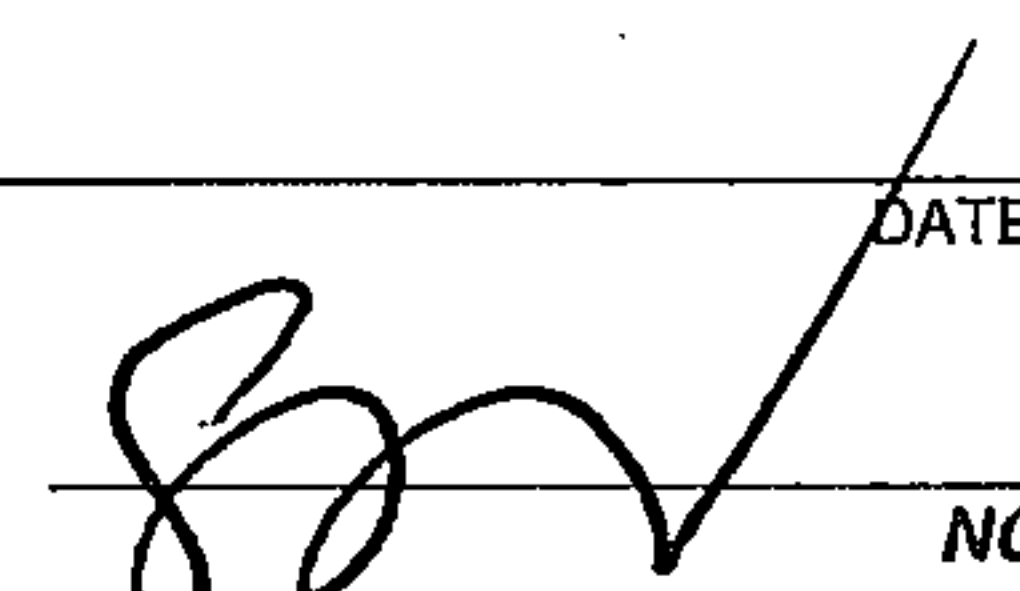
ACTS AUTHORIZED

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:

►  **4/17/2025**
SIGNATURE OF TAXPAYER DATE

SIGNATURE OF TAXPAYER DATE

Signature of Appointee: ►  **4/17/2025**
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.



STATE OF
ALABAMA
DEPARTMENT OF REVENUE

CERTIFICATE OF TITLE FOR A VEHICLE

TITLE NO. 108491422B VEHICLE IDENTIFICATION NUMBER SQU016626ALBAC TRANS. CODE 55 DATE ISSUED 05/13/2022
YR. MODEL 2022 MAKE CLAYTON MODEL 55 BODY TYPE MH PREV. AL. TITLE NO.
CYL. 4 NEW USED DEMO PURCHASE DATE 03/22/2022 NO. LIENS 1 COLOR GRAY MH ODOMETER 000000
NAME(S) AND MAILING ADDRESS OF OWNER(S) FRANKLIN, JUSTIN GLENN
688 CRABAPPLE LN
VANDRIVER AL 35176

RESIDENT ADDRESS IF DIFFERENT

UNITED COMMUNITY BANK (DBA-RELIANT BANK)
170 MARKET PLACE BLVD
KNOXVILLE TN 37922

LEGEND(S)

1ST LIENHOLDER'S NAME, ADDRESS AND LIEN DATE

UNITED COMMUNITY BANK (DBA-RELIANT BANK)
170 MARKET PLACE BLVD
KNOXVILLE, TN 37922

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) show 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.

United Community Bank
DBA Reliant Bank

First Lienholder

By Alex B.
Signature of Authorized Agent

Date 4-25-25

Second Lienholder

By _____
Signature of Authorized Agent

Date _____

CONTROL NUMBER

56463977

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

PLEASE DETACH



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Property Address: 688 Crabapple Lane, Vandiver, AL 35176,

STATE OF ALABAMA
COUNTY OF SHELBY

E-RECORDED

ID: 2025042200019470

County: Shelby

Date: 04-22-2025 Time: 07:04:55 PM

AFFIDAVIT OF AFFIXATION OF MANUFACTURED HOME TO LAND

Before me, the undersigned notary, personally appeared Justin Franklin who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

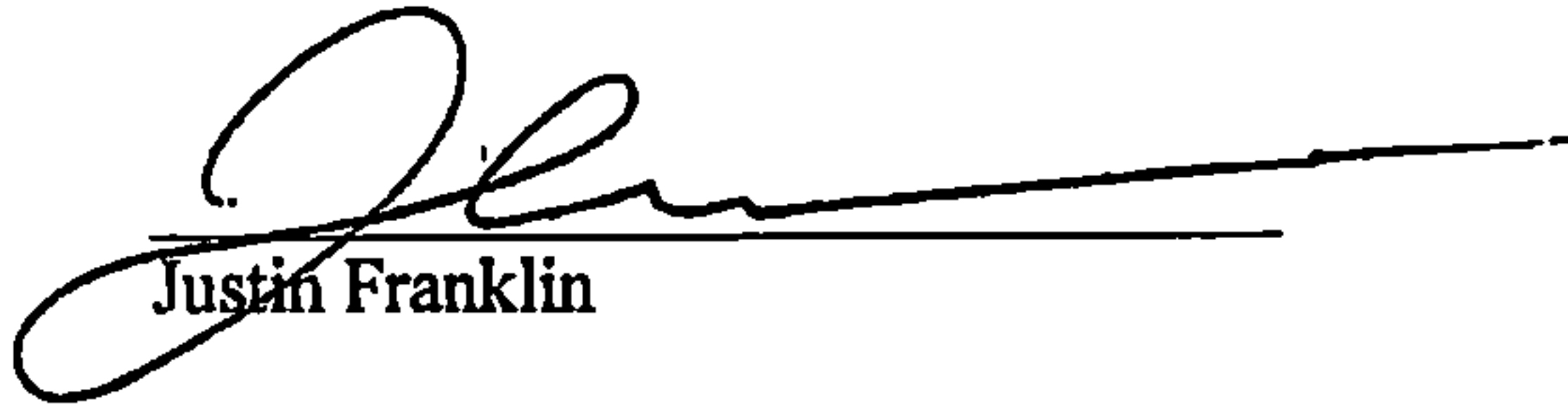
1. My name is Justin Franklin.
2. I am the owner of real property more particularly described as follows or otherwise, if so referred, more particularly described in Exhibit A attached hereto and made a part hereof as if fully spread out at length.
3. I acquired title to the hereinabove described real property by virtue of that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama at 20180711000245780 (Book and Page or Instrument Number).
4. There is a manufactured home situated upon the hereinabove described land. The manufactured home is more particularly described as a 2022 (model year) Southern Energy Homes, Inc (manufacturer) 44BOU28724AH22 (model) and is comprised of 2 section(s). The serial number of each section is SOU16626ALABAC.
5. The street address for the real property and manufactured home is 688 Crabapple Lane, Vandiver, AL 35176.
6. Pursuant to Statutes 32-20-20 and 3220-21 of the Code of Alabama (Updated 2021), the above referenced Manufactured Home is a model year , requiring the manufactured home title to be / to not be cancelled pursuant to said statute. If the manufactured home IS subject to title cancellation under statutes 32-20-20 and 32-20-21, the manufactured home title HAS been cancelled.
7. By executing this affidavit, I declare my/our intent that the manufactured home as hereinabove described in paragraph four (4) be considered part of the land on which it is situated, and which is more particularly described in paragraph two (2) above.
8. The wheels and axles have been removed from each section of the manufactured home and each section has been anchored to the ground in compliance with all state, county, and/or local building codes and regulations.
9. All temporary utility service to the home has been eliminated and the manufactured home is now permanently connected to utilities and sewer/septic system.
10. I am familiar with the boundary lines of the land described in paragraph two (2) above. The manufactured home (if applicable, each section of the manufactured home) is situated within the boundaries of said land and does not encroach onto land belonging to others. The manufactured home, or each section thereof, is situated completely within the boundaries of the land described in paragraph (2) above.
13. I understand that this affidavit is being given to make/induce South Oak Title, LLC and Stewart Title Guaranty Company to issue its loan policy of title insurance and/or its owner's policy of title insurance and to insure that the manufactured home described in paragraph (4) is part of the land more particularly described in paragraph two (2).



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14. I give this affidavit of my/our own personal knowledge.

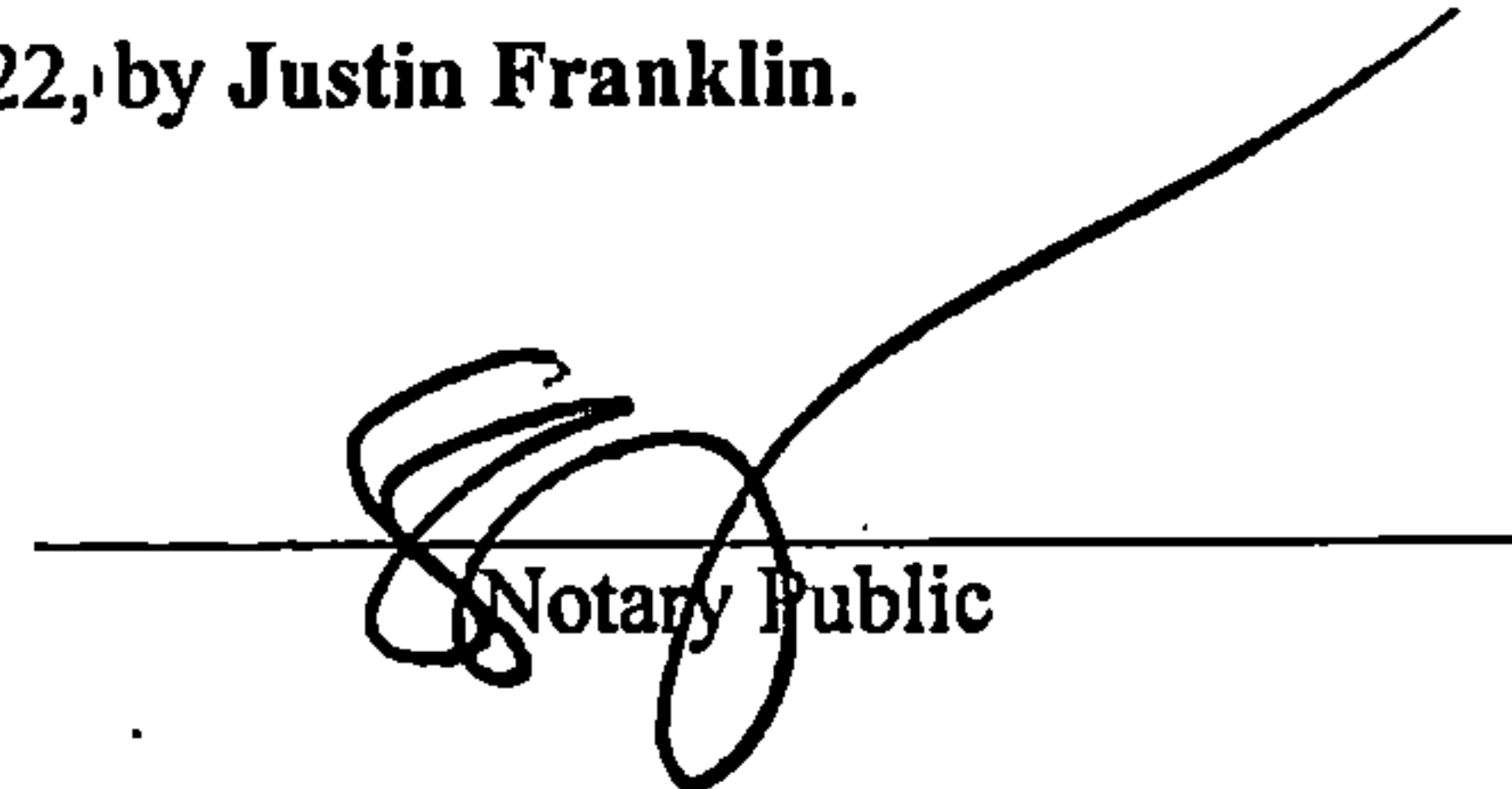
Executed this 17th day of April, 2025.


Justin Franklin

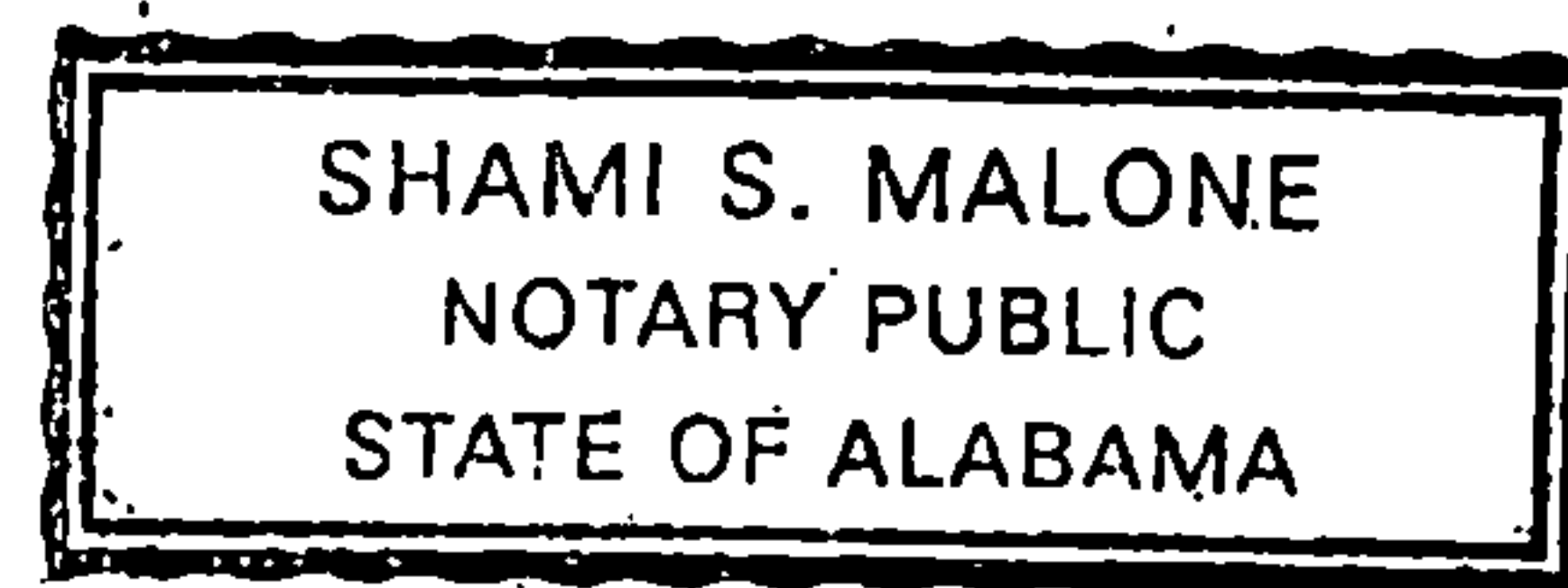
State of AL
County of Jefferson

Sworn to and subscribed before me on the 17th day of April 2022, by Justin Franklin.

(Seal)


Notary Public

THIS INSTRUMENT WAS PREPARED BY:
South Oak Title Trussville, LLC
Shami S Malone
111 Watterson Parkway
Trussville, AL 35173





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EXHIBIT A

Lot 2, consisting of 6.69 acres more or less of The Bullock Family Subdivision, being a three lot family subdivision situated in the North Half of the Southeast Quarter of Section 6, Township 18 South, Range 02 East, Shelby County, Alabama, as recorded pursuant to survey done by J. Clayton Lynch on May 29, 2018 and recorded in Map Book 49, Page 57 in the Probate Court of Shelby County, Alabama.

Together with Easement recorded in Inst. # 20180406000115860 described as follows:

A 20' Wide Non-exclusive Easement, located in the Northeast Quarter of the Southeast Quarter of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, being 10" either side of and parallel to the following described centerline using coordinates based on zone ALWEST state plane bearings as follows:

COMMENCING at the southeast corner of Lot 1, Harold Partridge Family Subdivision as recorded in Map Book 40, Page 70 in the Office of the Judge of Probate, Shelby County, Alabama, thence along the south line of said Lot 1 South $89^{\circ} 07' 19''$ West for a distance of 512.89 feet to the POINT OF BEGINNING OF SAID CENTERLINE of the 20' Wide Non-exclusive Easement herein described; thence North $36^{\circ} 10' 06''$ West and leaving the South line of above said Lot 1, for a distance of 156.97 feet; thence North $37^{\circ} 18' 24''$ West for a distance of 161.08 feet; thence North $53^{\circ} 31' 31''$ West for a distance of 198.43 feet; thence North $31^{\circ} 26' 50''$ West for a distance of 201.44 feet; thence North $52^{\circ} 20' 37''$ West for a distance of 95.58 feet; thence North $80^{\circ} 40' 13''$ West for a distance of 131.59 feet; thence North $87^{\circ} 44' 35''$ West for a distance of 157.24 feet to the West line of an existing 40' Wide Non-exclusive Easement, as recorded in above said Harold Partridge Family Subdivision, and the POINT OF ENDING OF SAID CENTERLINE of the 20" Wide Non-exclusive Easement herein described.

The sidelines of said described easement being elongated or shortened on the south end of said easement to terminate with the south Lot line of Lot 1, Harold Partridge Family Subdivision (mb 40, pg 70); and also be elongated or shortened on the west end of said easement to terminate with an existing 40" wide non-exclusive easement recorded in Lot 1, Harold Partridge Family Subdivision (mb 40, pg 70).