

(To be recorded with Security Instrument)

AFFIXATION AFFIDAVIT REGARDING
MANUFACTURED (AND FACTORY BUILT) HOME

The State of **ALABAMA**

County of **SHELBY**

BROWN

Loan #: **8010177304**

Serv. #: **7184287535**

MIN: **100611800002117580**

Case #: **013-0760106-703**

Before me, the undersigned authority, on this day personally appeared **SAVANNAH BROWN AND ASHTON NICHOLS** 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:

Description of Manufactured Home

Used		SOUTHERN ENERGY HOMES	42TRU28765AH20
			42TRU28765AH20
New/Used	Year	Manufacturer's Name	Model Name and Model No.
		SA4079159ALAB	NTA1919164 & NTA1919165
Length X Width		Serial Number	HUD #
Manufactured Home Location			
145 ROUBDIOUX RD			SHELBY
Street			County
BESSEMER		ALABAMA	35022
City		State	Zip Code

7184287535

8010177304

In addition to the covenants and agreements made in the Security Instrument, **SAVANNAH BROWN AND ASHTON NICHOLS** ("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) 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 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.

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In Witness Whereof, Borrower(s) has/have executed this Affidavit in my presence and in the presence of undersigned witnesses on this **13TH** day of **JUNE**, **2025**.

Savannah Brown 6/13/25

- BORROWER - SAVANNAH BROWN - DATE -

Ashton Nichols 6/13/25

- BORROWER - ASHTON NICHOLS - DATE -

Witness

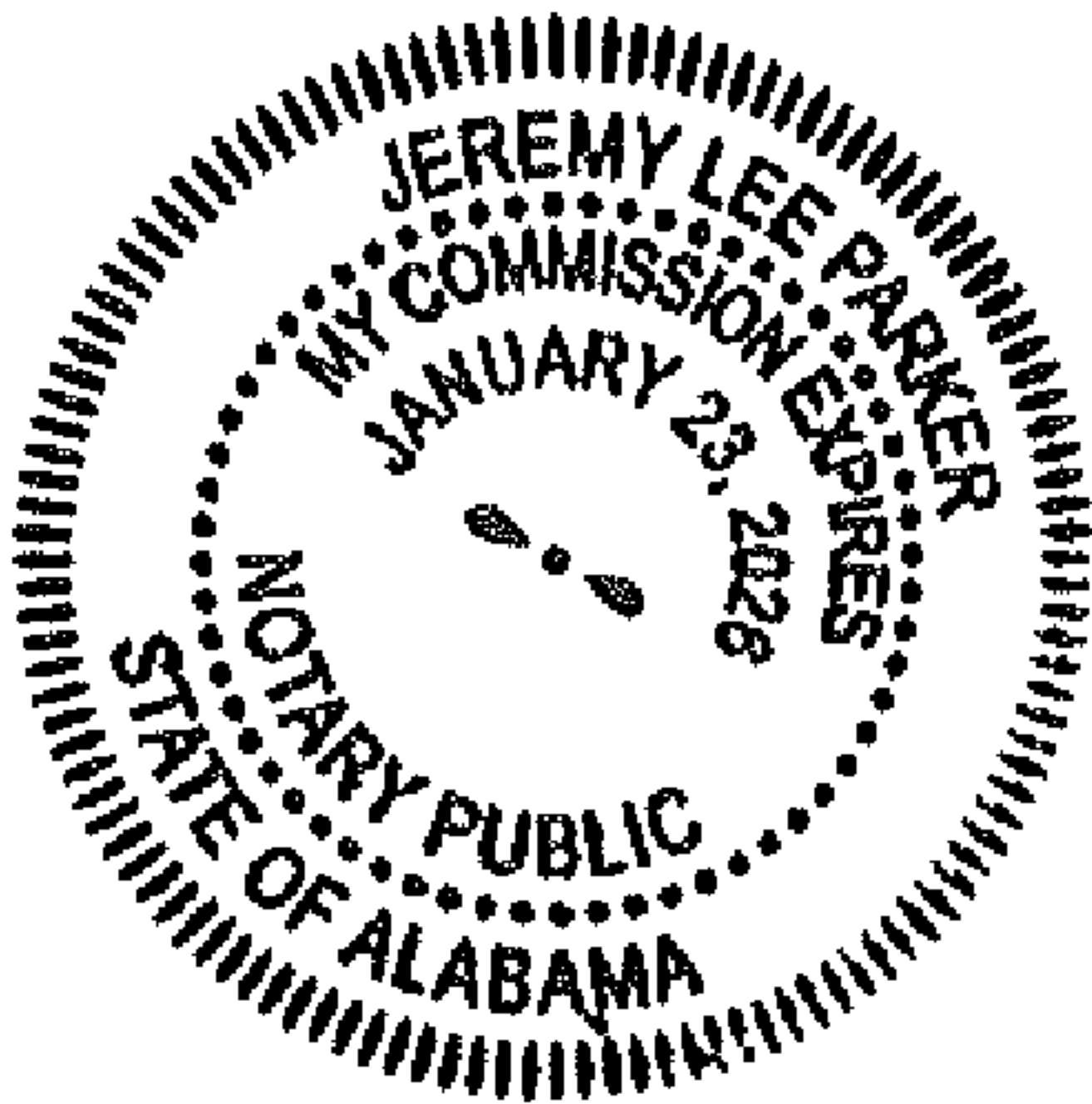
Witness

STATE OF AL

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this **13TH** day of **JUNE**, **2025** by

Savannah Brown and Ashton Nichols,
who is personally known to me (yes/no) or who provided DL
as identification.



[Signature]

Notary Public

Print Name: Jeremy Lee Parker

My Commission Expires: 1-23-26

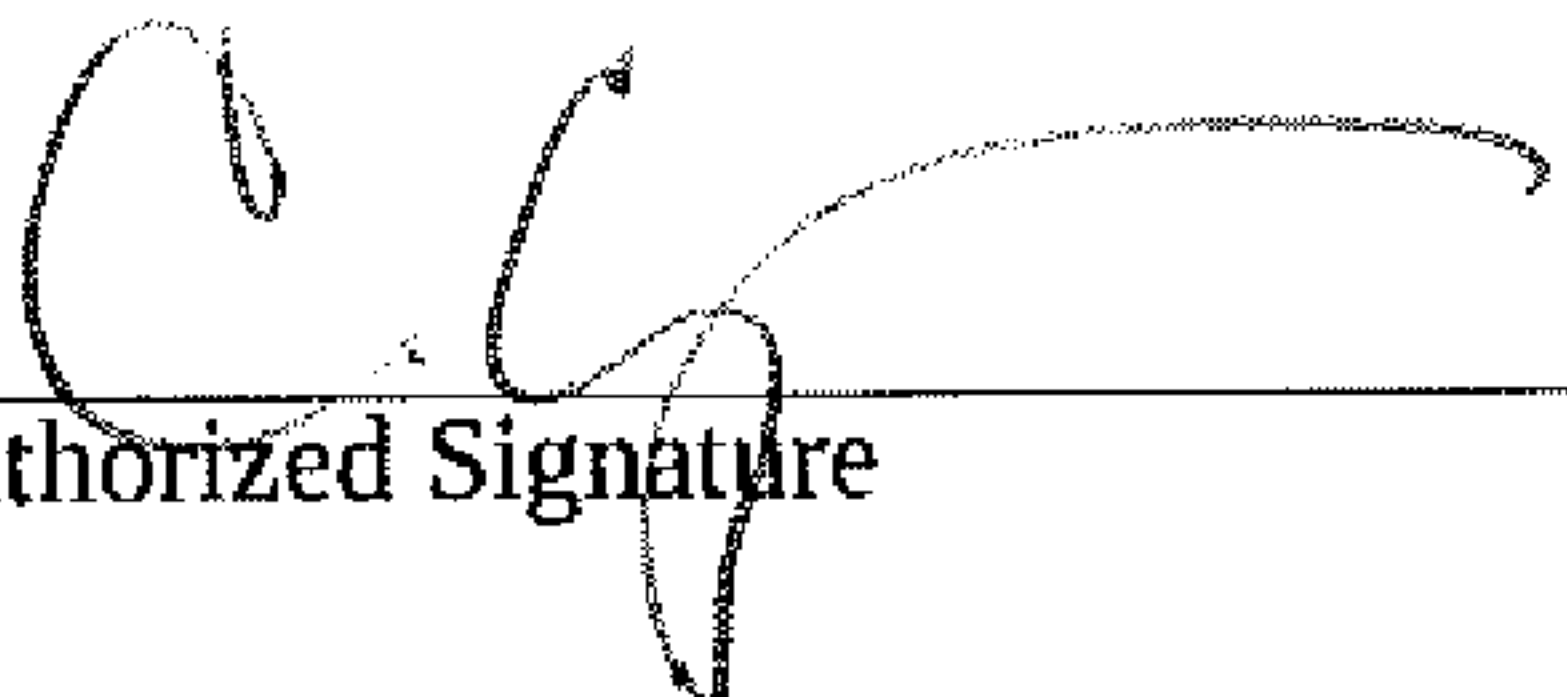
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Lender's Statement of Intent:

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

Lender: **NATIONS DIRECT MORTGAGE, LLC**

By:  _____
Authorized Signature

STATE OF _____
COUNTY OF See attached certificate

The foregoing instrument was acknowledged before me this **13TH** day of **JUNE, 2025** by _____ an agent of **NATIONS DIRECT MORTGAGE, LLC**, Lender, who is personally known to me or who provided _____ as identification.

Notary Public
Print Name:
My Commission Expires: _____

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.

Affixation Affidavit Regarding Manufactured Home

☒ 43.265

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn 6/13/2025 before me, Ximena Mejorado, Notary Public

Date

Here Insert Name and Title of the Officer

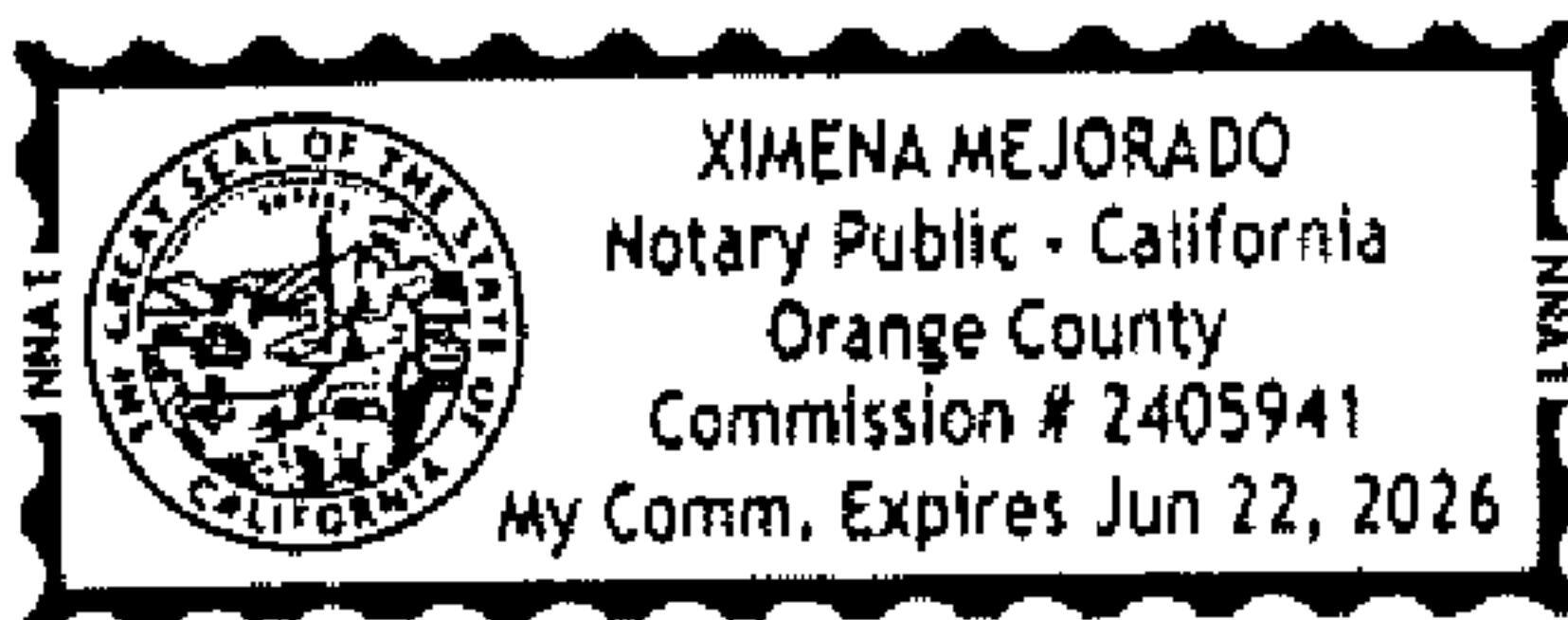
personally appeared Christi Lozier

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT "A"**Legal description**

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama and run thence East along the North line of said 1/4 - 1/4 section a distance of 51.08 feet to a set 1/2 inch rebar corner of the Northeasterly edge of Brown Street; thence run South 22 degrees 06 minutes 35 seconds East for a distance of 272.79 feet to a set 1/2 inch rebar corner on the edge of same said Brown Street; thence run South 50 degrees 00 minutes 00 seconds East for a distance of 209.00 feet to a set 1/2 inch rebar corner near the Northeast edge of same said Brown Street; thence run South 52 degrees 39 minutes 30 seconds West for a distance of 231.29 feet to a set 1/2 inch rebar corner; thence run North 87 degrees 48 minutes 15 seconds West for a distance of 150.00 feet to a set 1/2 inch rebar corner on the same said West line of same said 1/4-1/4 section; thence run North 02 degrees 11 minutes 45 seconds East along said 1/4-1/4 section line a distance of 522.00 feet to the Point of Beginning.

INCLUDING a security interest in one (1) 2020 Southern Energy manufactured home, Serial No. SA4079159ALAB.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2025 01:38:57 PM
\$37.00 JOANN
20250619000188140

Allen S. Bayl