

1. Debtor(s) (Last Name First) and address(es)

EDDLEMAN PROPERTIES, INC.
2700 Highway 280 South
Birmingham, AL 35223

2. Secured Party (ies) and address(es)

Jefferson Federal Savings
and Loan Association of
Birmingham
215 North 21st Street
Birmingham, AL 35203

3. Filing Officer (Date, Time, No., and Filing Office)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAR 13 AM 10:10
JUDGE OF PROBATE

022395

4. ☐ Debtor is a utility.

5. This financing statement covers the following types (or items) of property:

The items described on Exhibit "B" attached hereto and made
part hereof which are now or hereafter located on the property
described on Exhibit "A" attached hereto and made a part hereof.

Complete only when filing with the Judge of Probate:

6. The initial indebtedness secured by this financing statement is \$ 2,000,000.00Mortgage tax due (15¢ per \$100.00 or fraction thereof) \$ 3,000.007. ☐ This financing statement covers timber to be cut, crops, or fixtures and is to be cross indexed in the real estate mortgage records (Describe real estate and if debtor does not have an interest of record, give name of record owner in Box 5)

8. Check X if covered:

XX TAX PD. ON MTC-229 p. 941

No. of additional sheets presented

3

9. This statement is filed without the debtor's signature to perfect a security interest in collateral (check X, if so)

☐ already subject to a security interest in another jurisdiction when it was brought into this state.☐ already subject to a security interest in another jurisdiction when debtor's location changed to this state.☐ which is proceeds of the original collateral described above in which a security interest is perfected.☐ acquired after a change of name, identity or corporate structure of debtor☐ as to which the filing has lapsed

EDDLEMAN PROPERTIES, INC.

JEFFERSON FEDERAL SAVINGS and LOAN
ASSOCIATION OF BIRMINGHAM

By: Billy D. Eddleman
Billy D. Eddleman, President

Signature(s) of Debtor(s)

By: Vice President
Its: Vice President

Signature(s) of Secured Party (ies)

(Required only if filed without debtor's Signature—see Box 9)

(1) Filing Officer Copy — Alphabetical

EXHIBIT "A"

A parcel of land situated in Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and a part of Lots 23 through 32 inclusively of Jessica Ingram Property as recorded in Map Book 3, page 54, in the Office of the Judge of Probate of Shelby County Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 31 and run thence South 0 degrees 08 minutes 50 seconds West along the East line of said Section 31 for a distance 592.07 feet to the point of beginning, said point of beginning being on the Southwest right of way of Brook Highland Parkway as recorded in Map Book 12, pages 71 and 72, in the Office of the Judge of Probate, Shelby County, Alabama; thence continue along last stated course for a distance of 231.63 feet to an iron pin found at the Southeast corner of said Lot 23; thence run North 89 degrees 12 minutes 47 seconds West along the South line of said Lot 23 and also along the South line of said Lot 24 for a distance of 2,427.79 feet to a point on the Southeast right of way of said Brook Highland Parkway, said point being on a curve which is concave to the Southeast having a radial bearing in of South 37 degrees 25 minutes 02 seconds East and a central angle of 4 degrees 57 minutes 25 seconds and a radius of 701.94 feet; thence run in a Northeasterly direction along the arc of said curve and also along said right of way for a distance of 60.73 feet to a point; thence run North 57 degrees 32 minutes 23 seconds East along said right of way for a distance of 1,193.12 feet to a point on a curve to the right having a central angle of 63 degrees 16 minutes 40 seconds and a radius of 510.96 feet; thence run in a Northeasterly to Southeasterly direction along the arc of said curve and also along said right of way for a distance of 564.31 feet to a point; thence run South 59 degrees 10 minutes 57 seconds East along said right of way for a distance of 306.35 feet to a point; thence run North 30 degrees 49 minutes 03 seconds East along said right of way for a distance of 12.00 feet to a point; thence run South 59 degrees 10 minutes 57 seconds East along said right of way for a distance of 659.56 feet to the point of beginning. Said parcel containing 26.36 acres, more or less.

LESS AND EXCEPT a thirty-foot road right of way being more particularly described as follows:

Commence at the Northeast corner of said Section 31 and run thence South 0 degrees 08 minutes 50 seconds West along the East line of said Section 31 for a distance of 823.70 feet to an iron pin found at the Southeast corner of said Lot 23; thence run North 89 degrees 12 minutes 47 seconds West along the South line of said Lot 23 for a distance of 1,364.62 feet to the point of beginning, said point being on the East line of said thirty-foot road right of way; thence run North 04 degrees 58 minutes 34 seconds East along said road right of way for a distance of 330.11 feet to a point; thence run North 0 degrees 13 minutes 09

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EXHIBIT "A" CONTINUED

seconds West along said road right of way for a distance of 380.58 feet to a point on the Southeast right of way of Brook Highland Parkway as recorded in Map Book 12, on pages 71 and 72, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve which is concave to the Southeast having a radial bearing in of South 28 degrees 04 minutes 30 seconds East and a radius of 510.96 feet and a central angle of 3 degrees 52 minutes 36 seconds; thence run in a Southwesterly direction along the arc of said curve and also along said right of way for a distance of 34.57 feet to a point, said point being on the West line of said thirty-foot road right of way; thence run South 0 degrees 13 minutes 09 seconds East along said road right of way for a distance of 363.56 feet to a point; thence run South 5 degrees 04 minutes 31 seconds West along said road right of way for a distance of 329.47 feet to a point; thence run South 89 degrees 12 minutes 47 seconds East for a distance of 30.51 feet to the point of beginning. Said less and except parcel containing .48 acres, more or less.

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A. E. J.

EXHIBIT "B"

All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagor for the purpose of or used or useful in connection with the improvements located, or to be located, on the hereinabove described real estate, whether such materials, equipment, fixtures and fittings are actually located on or adjacent to said real estate or not, and whether in storage or otherwise, where-soever the same may be located. The personal property herein conveyed and mortgaged shall include, without limitation, all landscaping, water and sewer pipe, sinage, paving and fencing, plumbing and plumbing fixtures, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, plants, trees, flowers and shrubs (including live and artificial), water fountains to be used in connection with the developing and subdividing of the real property described in Exhibit "A", and all increases, substitutions, replacements, additions, and accessions thereto, and in general, all building material and equipment of every kind and character used or useful in connection with the developing and subdividing of said real property, and together with all the rights, privileges, tenements and appurtenances thereunto belonging or in any wise appertaining, all of which shall be deemed realty and conveyed by this Mortgage. Also, together with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water courses, rights, liberties, privileges, easements, tenements, hereditaments, and appurtenances thereunto appertaining, and the reversions and remainders.

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