

STATE OF ALABAMA — UNIFORM COMMERCIAL CODE — FINANCING STATEMENT FORM UCC-1 ALA.

Important: Read Instructions on Back Before Filling out Form.

☐ The Debtor is a transmitting utility as defined in ALA CODE 7-9-105(n).	No. of Additional Sheets Presented: 4	This FINANCING STATEMENT is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.
1. Return copy or recorded original to: Denna Sanders Walston, Wells, Anderson & Bains, LLP P.O. Box 830642 Birmingham, AL 35283-0642 Pre-paid Acct. # _____		THIS SPACE FOR USE OF FILING OFFICER Date, Time, Number & Filing Office Inst # 1997-16732 095529492ER16732 SHELBY COUNTY JUDGE OF PROBATE 18.00 HCD
2. Name and Address of Debtor (Last Name First if a Person) Crowne Woods Associates, Ltd. 1015 Financial Center 505 North 20th Street Birmingham, AL 35203 Social Security/Tax ID # _____		
2A. Name and Address of Debtor (IF ANY) (Last Name First if a Person) Social Security/Tax ID # _____		
☐ Additional debtors on attached UCC-E		
3. SECURED PARTY (Last Name First if a Person) AmSouth Bank of Alabama P.O. Box 11007 Birmingham, AL 35288 Social Security/Tax ID # _____		4. ASSIGNEE OF SECURED PARTY (IF ANY) (Last Name First if a Person) Shelby County
☐ Additional secured parties on attached UCC-E		
5. The Financing Statement Covers the Following Types (or items) of Property: See Schedule I attached hereto and made a part hereof for a description of the property covered hereby, some of which may be or may become fixtures on the Real Estate described on Exhibit A attached hereto, of which the Debtor is the record owner.		
<i>filed as additional security for mortgage recorded of even date on which taxes have been paid</i> 5A. Enter Code(s) From Back of Form That Best Describes The Collateral Covered By This Filing: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____		
6. 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.		7. Complete only when filing with the Judge of Probate: The initial indebtedness secured by this financing statement is \$ _____ Mortgage tax due (15¢ per \$100.00 or fraction thereof) \$ _____
8. ☒ 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)		
CROWNE WOODS ASSOCIATES, LTD. By Crowne Group VI, L.L.C., Its General Partner		Signature(s) of Secured Party(ies) (Required only if filed without debtor's Signature — see Box 6)
Signature(s) of Debtor(s) By <i>al 3 5 1</i> Signature(s) of Debtor(s) Its Member Type Name of Individual or Business		Signature(s) of Secured Party(ies) or Assignee Signature(s) of Secured Party(ies) or Assignee Type Name of Individual or Business

SCHEDULE I
TO
UCC-1

[Crowne Woods Associates, Ltd.]

- A. The real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate") and all improvements, structures, buildings and fixtures now or hereafter situated thereon (the "Improvements").
- B. All permits, easements, licenses, rights-of-way, contracts, privileges, immunities, tenements and hereditaments now or hereafter pertaining to or affecting the Real Estate or the Improvements.
- C. (i) All leases, written or oral, and all agreements for use or occupancy of any portion of the Real Estate or the Improvements with respect to which the Debtor is the lessor, including but not limited to any existing leases (the "Existing Leases"), any and all extensions and renewals of said leases and agreements and any and all further leases or agreements, now existing or hereafter made, including subleases thereunder, upon or covering the use or occupancy of all or any part of the Real Estate or the Improvements (all such leases, subleases, agreements and tenancies heretofore mentioned, including but not limited to the Existing Leases, being hereinafter collectively referred to as the "Leases");
- (ii) any and all guaranties of the lessee's and any sublessee's performance under any of the Leases;
- (iii) the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which the Debtor may now or shall hereafter (including during the period of redemption, if any) become entitled or may demand or claim, arising or issuing from or out of the Leases or from or out of the Real Estate or any of the Improvements, or any part thereof, including, but not limited to, minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, and liquidated damages following default, the premium payable by any lessee upon the exercise of any cancellation privilege provided for in any of the Leases, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Real Estate or the Improvements, together with any and all rights and claims of any kind that the Debtor may have against any such lessee under the Leases or against any subtenants or

occupants of the Real Estate or any of the Improvements, all such moneys, rights and claims in this paragraph described being hereinafter referred to as the "Rents"; provided, however, so long as no Event of Default has occurred, the Debtor shall have the right under a license granted hereby to collect, receive and retain the Rents (but not prior to accrual thereof); and

(iv) any award, dividend or other payment made hereafter to the Debtor in any court procedure involving any of the lessees under the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court and any and all payments made by lessees in lieu of rent. The Debtor hereby appoints the Secured Party as the Debtor's irrevocable attorney in fact to appear in any action and/or to collect any such award, dividend or other payment.

- D. All building materials, equipment, fixtures, tools, apparatus and fittings of every kind or character now owned or hereafter acquired by the Debtor for the purpose of, or used or useful in connection with, the Improvements, wherever the same may be located, including, without limitation, all lumber and lumber products, bricks, stones, building blocks, sand, cement, roofing materials, paint, doors, windows, hardware, nails, wires, wiring, engines, boilers, furnaces, tanks, motors, generators, switchboards, elevators, escalators, plumbing, plumbing fixtures, air-conditioning and heating equipment and appliances, electrical and gas equipment and appliances, stoves, refrigerators, dishwashers, hot water heaters, garbage disposers, trash compactors, other appliances, carpets, rugs, window treatments, lighting, fixtures, pipes, piping, decorative fixtures, and all other building materials, equipment and fixtures of every kind and character used or useful in connection with the Improvements.
- E. Any and all other real or personal property of every kind and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned or transferred to the Secured Party, or in which the Secured Party is granted a security interest, as and for additional security hereunder by the Debtor, or by anyone on behalf of, or with the written consent of, the Debtor.

**EXHIBIT A
TO
UCC-1**

[Legal Description]

LOTS 3 AND 4 OF THE CROWNE RESURVEY OF GALLERIA WOODS, FIRST ADDITION, as recorded in Map Book 30, Page 77, in the Office of the Probate Judge of the Bessemer Division of Jefferson County and in Map Book 21, Page 91, in the Office of the Probate Judge of Shelby County, Alabama.

ALONG WITH THE FOLLOWING DESCRIBED PARCEL A being a parcel located immediately northwest of and adjoining Lot 4, described above, lying in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 3 West, Jefferson County, Alabama and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 282.58 feet to the POINT OF BEGINNING of the herein described Parcel A, being a 1" open pipe found, lying 1.24 feet South and .036 feet west of a $\frac{3}{4}$ " rebar found; thence deflect $00^{\circ}14'26''$ to the right and run in a Southerly direction a distance of 285.26 feet to a point being a 1" open pipe found lying 0.03 feet north and 0.67 feet west of a $\frac{3}{4}$ " crimped iron pipe found; thence turn an interior angle of $128^{\circ}45'57''$ and run to the right in a Southwesterly direction a distance of 485.46 feet to a 1.5" iron found, said point being the Northerly corner of Lot 4, Crowne Resurvey of Galleria Woods, First Addition, as recorded in Map Book 30, Page 77, in the Office of the Probate Judge of the Bessemer Division of Jefferson County and in Map Book 21, page 91, in the Office of the Probate Judge of Shelby County, Alabama; thence turn an interior angle of $177^{\circ}15'35''$ and run to the right in a southwesterly direction along the Northwesterly line of said Lot 4 a distance of 814.44 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc., found on the right-of-way line of Galleria Woods Drive, being a point on a curve having a central angle of $72^{\circ}45'10''$ and a radius of 237.43 feet; thence turn an interior angle of $29^{\circ}57'07''$ to tangent of said curve and run along the arc of said curve and the easterly right-of-way of said Drive in a northerly to a Northwesterly direction a distance of 301.48 feet to a point; thence continue tangent to the last described curve in a Northwesterly direction along said right-of-way a distance of 47.26 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence turn an interior angle of $68^{\circ}35'52''$ and run to the right in a Northeasterly direction a distance of 183.77 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence turn an

interior angle of $156^{\circ}43'57''$ and run to the right in an Easterly direction a distance of 57.61 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence turn an interior angle of $205^{\circ}16'14''$ and run to the left in a Northeasterly direction a distance of 115.63 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence turn an interior angle of $179^{\circ}34'35''$ and run to the right in a Northeasterly direction a distance of 200.90 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. found during this survey; thence turn an interior angle of $208^{\circ}12'29''$ and run to the left in a Northeasterly direction a distance of 216.90 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. found during this survey; thence turn an interior angle of $246^{\circ}37'07''$ and run to the left in a Northwesterly direction a distance of 22.50 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. found during this survey; thence turn an interior angle of $79^{\circ}49'54''$ and run to the right in a Northeasterly direction a distance of 192.05 feet to a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence turn an interior angle of $204^{\circ}25'25''$ and run to the left in a Northeasterly direction a distance of 37.22 feet to the southwest corner of Lot 5 of the Lot 5 addition to Galleria Woods as recorded in Map Book 31, Page 3, in the Office of the Probate Judge of the Bessemer Division of Jefferson County, Alabama, a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. set during this survey; thence continue along the last described course a distance of 381.38' feet to the southeast corner of said Lot 5 a rebar and cap bearing the certificate of authorization of Paragon Engineering, Inc. found during this survey; thence turn an interior angle of $89^{\circ}05'20''$ and run to the right in a Southeasterly direction a distance of 101.22 feet, more or less, to the POINT OF BEGINNING, containing 7.9760 acres, more or less.

Inst # 1997-16732

05/29/1997-16732
03:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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