

EXHIBIT A

All of the Debtor's right, title and interest in, to and under all tangible and intangible personal property and fixtures of the Debtor, whether now owned or hereafter acquired by the Debtor, including the following (all such property and fixtures being hereinafter collectively referred to as the "Collateral"):

(a) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the real estate described on Exhibit A (the "Real Estate"), and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, water heaters, awnings and storm sashes, and cleaning apparatus which are or shall be attached to said buildings, structures or improvements, and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles and personal property of every kind and nature whatsoever now or hereafter owned by Debtor and located in, on or about, or used or intended to be used with or in connection with the construction, use, operation or enjoyment of the Real Estate, including all extensions, additions, improvements, betterments, renewals and replacements, substitutions, or proceeds from a permitted sale of any of the foregoing, and all building materials and supplies of every kind now or hereafter placed or located on the Real Estate (including, but not limited to, any pumps, tanks and canopies now located on the Real Estate) (collectively the "Improvements"), all of which are hereby declared and shall be deemed to be fixtures and accessions to the Real Estate and a part of the Real Estate as between the parties hereto and all persons claiming by, through or under them, and which shall be deemed to be a portion of the security for the indebtedness herein described and to be secured by this Mortgage;

(b) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Real Estate or under or above the same or any part or parcel thereof, and all ground leases, estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions, and remainders whatsoever, in any way belonging, relating or appertaining to the Real Estate or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor; and

(c) All rents, issues, profits, revenues and proceeds from any sale or other disposition of the Real Estate from time to time accruing (including without limitation all payments under leases, ground leases or tenancies, proceeds of insurance, condemnation payments, tenant security deposits and escrow funds), and all of the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Debtor of, in and to the same, reserving only the right to Debtor to collect the same so long as Debtor is not in default or such collection is not otherwise restricted.

EXHIBIT "A"

Commence at the Southeast Corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, thence North 2° 58' west along the Section line, a distance of 801.27 feet to the point of beginning of the property herein described; thence continue North 2° 58' west along the Section line and west boundary of Firehouse Street, a distance of 209.57 feet to a point, thence South 73° 43' west along the south boundary of College Street a distance of 135.98 feet to a point; thence South 18° 01' east a distance of 192.78 feet to a point; thence North 80° 00' east a distance of 102.48 feet to the point of beginning, all of said lot being located in SE 1/4 of NE 1/4, Section 26, Township 21, Range 1 West, Shelby County, Alabama.

Case # 1997-22504

07/17/1997-22504
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 17.00