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STANDARD FORM -- UNIFORM COMMERCIAL CODE -- FORM UCC-1  
Approved by The Secretary of State of Alabama

## EXHIBIT A

### DESCRIPTION OF REAL PROPERTY

The following described property situated in Shelby County, Alabama:

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, and run South along the West line of said 1/4 1/4 Section and the West line of the NE 1/4 of the SE 1/4 of said Section 5 for a distance of 1985.64 feet to the point of beginning, from said point of beginning, continue South along the last described course for a distance of 663.99 feet to the Southwest corner of the NE 1/4 of the SE 1/4 of said Section 5; thence turn an angle to the right of 88 deg. 57 min. 23 sec. and leaving said West line run in a Westerly direction for a distance of 643.12 feet, more or less, to a point on the Easterly right of way line of U. S. Highway 280; thence turn an angle to the right of 84 deg. 01 min. 27 sec. and run in a Northwesternly direction along said right of way line for a distance of 668.57 feet; thence turn an angle to the right of 96 deg. 03 min. 33 sec. and leaving said right of way line run in an Easterly direction for a distance of 724.82 feet to the point of beginning of the herein described parcel of land; being situated in Shelby County, Alabama.

#### LESS AND EXCEPT:

A parcel of land situated in the East 1/2 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:  
Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West, and run South along the West line of said 1/4 1/4 Section of the West line of the NE 1/4 of the SE 1/4 of said Section 5 for a distance of 2649.63 feet to a point, said point being the SW corner of the NE 1/4 of the SE 1/4 of said Section 5; thence turn an angle to the right of 88 deg. 57 min. 23 sec. and leaving said West line run in a Westerly direction, a distance of 333.31 feet to a point; thence turn an angle to the right of 84 deg. 01 min. 27 sec. and run in a Northwesternly direction, a distance of 93.00 feet to a point of beginning of the parcel herein described; thence continue in the same direction of the last described course, in a Northwesternly direction a distance of 520.00 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northeastly direction a distance of 126.88 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Southeasterly direction a distance of 520.00 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Southwesterly direction a distance of 126.88 feet to the point of beginning; being situated in Shelby County, Alabama.

**EXHIBIT B**  
**DESCRIPTION OF COLLATERAL**  
**[COUNTY FILING]**

- (a) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the property described in **Exhibit A** (the "Land"), and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Debtor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property are actually located on or adjacent to the Land or not and whether in storage or otherwise wheresoever the same may be located (the "Improvements");
- (b) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and Improvements;
- (c) Together with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, leases, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now or hereafter acquired by the Debtor, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Debtor of, in and to the same, including but not limited to:
  - (i) All rents, royalties, profits, issues and revenues of the Land and the Improvements from time to time accruing, whether under leases or tenancies now existing or hereafter created; and

- (ii) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Land and Improvements or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Land and the Improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade or streets.
- (d) All cash and non-cash proceeds and all products of any of the foregoing items or types of property described in (a), (b) or (c) above, including, but not limited to, all insurance, contract and tort proceeds and claims, and including all inventory, accounts, chattel paper, documents, instruments, equipment, fixtures, consumer goods and general intangibles acquired with cash proceeds of any of the foregoing items or types of property described in (a), (b) or (c) above.

Debtor hereby grants Secured Party a security interest in the foregoing.

Record Owner of Real Estate: **Debtor.**

PROVIDED AS ADDITIONAL SECURITY FOR REAL ESTATE MORTGAGE RECORDED  
CONTEMPORANEOUSLY HERewith.

Inst # 2000-12784

04/18/2000-12784  
03:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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