

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

(Probate)

☐ The Debtor is a transmitting utility as defined in ALA CODE 7-9-105(n).

No. of Additional Sheets Presented:
3

This Financing Statement is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.

1. Return copy or recorded original to:
John E. Hagestron, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

THIS SPACE FOR USE OF FILING OFFICER
Date, Time, Number & Filing Office

2. Name and Address of Debtor (Last Name First if a Person)
Pelham Office Enterprises, L.L.C.
P. O. Box 530487
Birmingham, Alabama 35253

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)
Heritage Bank
3535 Grandview Parkway
Birmingham, Alabama 35243

Social Security/Tax ID # _____

☐ Additional secured parties on attached UCC-E

5. The Financing Statement Covers the Following Types (or items) of Property:
The items and types of property described on the Schedule attached hereto which, together with the Exhibit or Exhibits thereto, are incorporated herein by reference.

DEBTOR IS RECORD OWNER OF REAL ESTATE
CROSS REFERENCE IN REAL ESTATE MORTGAGE RECORDS
Additional security for mortgage filed simultaneously herewith.

5A. Enter Code(s) From Back of Form That Best Describes The Collateral Covered

Check X if covered ☐ Products of Collateral are also covered

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 \$525,000.00

Mortgage tax due (15¢ per \$100.00 or fraction thereof) \$787.50

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)

Signatures of Secured Party(ies)
(Required only if filed without debtor's Signature - see Box 6)

By: [Signature]
Signature(s) of Debtor(s)

Its: [Signature]
Signature(s) of Debtor(s)
PELHAM OFFICE ENTERPRISES, L.L.C.
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 1
TO
UCC-1 FINANCING STATEMENT

1. All of Debtor's right, title and interest in and to certain real property (the "Real Estate") more particularly described in Exhibit A attached hereto and made a part hereof;
2. All of Debtor's title and interest in and to any and all buildings, constructions and improvements now or hereafter erected in or on the Real Estate, including the fixtures and those attachments, appliances, equipment, machinery and other articles that are attached to said buildings, constructions and improvements, all of which shall be deemed and construed to be a part of the realty;
3. All right, title and interest of Debtor in and to all of the items incorporated as part of or attributed or affixed to any of the Real Estate or any other interest of Debtor, whether now owned or hereafter acquired, in, to or relating to the Real Estate, in such a manner that such items are no longer personal property under the law of the state where the property is situated;
4. All personal property including, without limitation, all supplies, equipment, tools, furniture, furnishings, fixtures, machinery and construction materials that Debtor now or hereafter owns or in which Debtor now or hereafter acquires an interest or right and that are now or hereafter located on or affixed to the Real Estate or used or useful in the operation, use or occupancy of the Real Estate or the construction of any improvement on the Real Estate, including any interest of Debtor in and to personal property that is leased or subject to any superior security interest and including all heating, lighting, plumbing, ventilating, air conditioning, refrigerating, incinerating and/or compacting plants, systems, fixtures and equipment, elevators, escalators, sprinkler systems and other fire prevention and extinguishing apparatus and materials, vacuum cleaners, office furniture, telephones and telecommunication equipment, compartment safes, carpeting, window coverings and all proceeds of and substitutions and replacements for any such items;
5. All rents, issues, profits, royalties, income and other benefits derived from the Real Estate (collectively, the "Rents"), now or hereafter existing or entered into;
6. All interests, estates or other claims, both in law and in equity, that Debtor now has or may hereafter acquire in the Real Estate including, but not limited to all of Debtor's interest in any and all options to purchase the Real Estate that Debtor may have or may hereafter acquire;
7. All easements, rights-of-way and rights now owned or hereafter acquired by Debtor used in connection with or as a means of access to the Real Estate including all rights pursuant to any trackage agreement and all rights to the nonexclusive use of common drive entries,

and all tenements, hereditaments and appurtenances of and to such easements rights-of-way and rights, and all water and water rights and shares of stock evidencing the same;

8. All interests of Debtor as lessor or sublessor (and similar interests) in and to all leases or subleases covering all or any portion of the Real Estate, now or hereafter existing or entered into, and all right, title and interest of Debtor under such leases and subleases, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;
9. All right, title and interest now owned or hereafter acquired by Debtor in and to any greater estate in the Real Estate;
10. All right, title and interest now owned or hereafter acquired by Debtor in and to any land lying within the right-of-way of any street, open or proposed, adjoining the Real Estate, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the Real Estate;
11. All rights and interests of Debtor in, to and under all plans, specifications, maps, surveys, studies, reports, permits, licenses, architectural, engineering and construction contracts, books of account, insurance policies and other documents, of whatever kind or character, relating to use, construction upon, occupancy, leasing, sale or operation of the Real Estate; and
12. All of the estate, interest, right, title, other claim or demand, both in law and in equity, including claims or demands with respect to the proceeds of insurance, that Debtor now has or may hereafter acquire in the Real Estate, and other proceeds from sale or disposition of real or personal property hereby secured that Debtor now has or may hereafter acquire and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu of eminent domain, of the whole or any part of the Real Estate, including any award resulting from a change of grade of streets and any award for severance damages.

**EXHIBIT A
TO
UCC-1 FINANCING STATEMENT**

Legal Description

Part of Block 2 of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the centerline point of tangent station 43 + 18.73 of Cahaba Valley Parkway; thence run east along the centerline of said Cahaba Valley Parkway for 73.40 feet; thence 90 deg. 00 min. 00 sec. left and run northerly for 30.00 feet to a point on the north right of way line of said Cahaba Valley Parkway, said point being the SE corner of the Steely Enterprises Survey by Miller Triplett & Miller Engineers, Inc. dated 2/14/90 and also the point of beginning of the parcel herein described; thence continue northerly along the last stated course and along the west line of said Steely Enterprises Survey for 300.00 feet to the NW corner of said survey, said point being on the north boundary of Block 2 of said Cahaba Valley Park North; thence 90 deg. 00 min. 00 sec. left and run westerly along said north line of Block 2 for 568.66 feet measured, 568.11 record, to the NW corner of said Block 2, said point being also the NW corner of the Steve Boner Survey by Miller Triplett & Miller Engineers, Inc. dated 5/16/95; thence 130 deg. 48 min. 19 sec. left and run southeasterly along the northerly property line of said Steve Boner Survey for 481.77 feet to the NE corner of said survey, said point being on the northerly right of way line of said Cahaba Valley Parkway; thence 88 deg. 39 min. 33 sec. left to become tangent to a curve to the right, said curve having a radius of 283.71 feet and subtending a central angle of 39 deg. 27 min. 52 sec.; thence run northeasterly along said right of way line and along the arc of said curve for 195.42 feet to the end of said curve; thence at tangent to said curve run east along said right of way line for 73.40 feet to the point of beginning; being situated in Shelby County, Alabama.

Debtor: Pelham Office Enterprises, L.L.C.

Secured Party; Heritage Bank

Inst # 2000-21656

06/29/2000-21656
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NWS 18.00