

UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM

20021029000534190 Pg 1/4 32.00
Shelby Cnty Judge of Probate, AL
10/29/2002 15:40:00 FILED/CERTIFIED

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON Don Douglas Ramsay (727-898-9011)	
B. SEND ACKNOWLEDGMENT TO:	
Name:	DON DOUGLAS RAMSAY, ESQUIRE
Address:	Powell, Carney, Gross, Maller & Ramsay, P.A.
Address:	Post Office Box 1689
City/State/Zip:	St. Petersburg, Florida 33731-1689

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (1a OR 1b) - Do Not Abbreviate or Combine Names

1a. ORGANIZATION'S NAME Caldwell-Valley, LLC, an Alabama limited liability company				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 100 Second Avenue South, Suite 204 North		CITY St. Petersburg	STATE FL	POSTAL CODE 33701
1d. TAX ID#		1e. TYPE OF ORGANIZATION limited liability company		1f. JURISDICTION OF ORGANIZATION Alabama
REQUIRED ADD'L INFO RE: ORGANIZATION DEBTOR		1g. ORGANIZATIONAL ID# NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - INSERT ONLY ONE DEBTOR NAME (2a OR 2b) - Do Not Abbreviate or Combine Names

2a. ORGANIZATION'S NAME				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. TAX ID#		2e. TYPE OF ORGANIZATION		2f. JURISDICTION OF ORGANIZATION
REQUIRED ADD'L INFO RE: ORGANIZATION DEBTOR		2g. ORGANIZATIONAL ID# NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P)- INSERT ONLY ONE SECURED PARTY NAME (3a OR 3b)

3a. ORGANIZATION'S NAME AmSouth Bank, an Alabama state chartered bank				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 13535 Feather Sound Drive, Building 1, Suite 610		CITY Clearwater	STATE FL	POSTAL CODE 33762
		COUNTRY USA		

4. This FINANCING STATEMENT covers the following collateral:

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.

Filed as additional security for Mortgage recorded of even date, on which tax has been paid.

5 ALTERNATE DESIGNATIONS (if applicable)

<input type="checkbox"/>	LESSEE/LESSOR	<input type="checkbox"/>	CONSIGNEE/CONSIGNOR	<input type="checkbox"/>	BAILEE/BAILOR
<input type="checkbox"/>	AG. LIEN	<input type="checkbox"/>	NON-UCC FILING	<input type="checkbox"/>	SELLER/BUYER

7. OPTIONAL FILER REFERENCE DATA

T:\AmSouth\1072 013 Caldwell\DOC.012.doc

STANDARD FORM - FORM UCC-1 (REV. 12/2001)

Filing Office Copy

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**UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM – ADDENDUM**

8. NAME OF FIRST DEBTOR (1a OR 1b) ON RELATED FINANCING STATEMENT

8a. ORGANIZATION'S NAME

CALDWELL-VALLEY, LLC, an Alabama limited liability company

8b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

9. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (10a OR 10b) – Do Not Abbreviate or Combine Names

10a. ORGANIZATION'S NAME

10b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

10d. TAX ID#

REQUIRED ADD'L INFO
RE: ORGANIZATION
DEBTOR

10e. TYPE OF ORGANIZATION

10f. JURISDICTION OF ORGANIZATION

10g. ORGANIZATIONAL ID#

NONE

11. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P)– INSERT ONLY ONE SECURED PARTY NAME (11a OR 11b)

11a. ORGANIZATION'S NAME

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. This FINANCING STATEMENT covers timber to be cut or
as-extracted collateral, or is filed as a fixture filing

13. Description of real estate:
See Exhibit "A" attached hereto

14. Name and address of a RECORD OWNER of the above-described
real estate (if Debtor does not have a record interest)

15. Additional collateral description:

16. Check only if applicable and check only one box.

Debtor is a

☐

Trust or

☐

Trustee acting with respect to property held in trust or

☐

Decedent's Estate

17. Check only if applicable and check only one box.

☐

Debtor is a TRANSMITTING UTILITY

☐

Filed in connection with a Manufacture-Home Transaction - effective 30 years

☐

Filed in connection with a Public-Finance Transaction – effective 30 years

SCHEDULE I

TO
UCC-1

(Caldwell-Valley, LLC)

Hereinafter said real estate, buildings, improvements (including improvements to be made hereafter), and fixtures hereinbelow described and located on said real estate, described on Exhibit A attached hereto and made a part hereof, are sometimes collectively referred to as the "Premises".

TOGETHER with all of Debtor's gas and electrical fixtures, heaters, space heaters, engines and machinery, boilers, ranges, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing and heating fixtures, drapes, mirrors, mantles, refrigerating plants, dishwashers and appurtenances, and all building material and equipment now or hereafter delivered to the Premises and intended to be installed therein; such other goods, furnishings, equipment now or hereafter delivered to the Premises and intended to be installed therein; such other furniture, fixtures, goods, equipment, chattels and personal property as are usually furnished by landlords in the letting of all or any portion of the Premises of the character currently owned by Debtor (or as hereafter improved) and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Debtor in and to all property of any nature whatsoever, now or hereafter situated on the Premises or intended to be used in connection with the operation thereof, all of which shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and secured by this UCC-1 financing statement.

TOGETHER with all and singular the rights, interests and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the Premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Debtor, including but not limited to, all of Debtor's sewer capacity rights, all other capacity rights, and Debtor's rights under contracts, all building permits, D.O.T. driveway permits, and other permits, agreements, approvals, utility commitments, licenses and all other documents, payments, fees, impact fees, prepaid tap fees, commitment fees, deposits and sums paid affecting the Premises, and all rents, accounts and accounts receivable, profits, issues, revenues of the Premises from time to time accruing, whether under leases or tenancies or other agreements now existing or hereafter created, including the Collateral Assignment of Leases, Rents and Contract Rights of even date herewith between Debtor and Secured Party (hereinafter the "Assignment"), reserving only the right to the Debtor to collect the same so long as the Debtor is not in default hereunder (subject to the qualification set forth in that certain Assignment) and so long as the same are not subjected to garnishment levy, attachment or lien. In addition, the Debtor hereby assigns, transfers and conveys to Secured Party, its successors and assigns, all of the Debtor's right, title and interest in, to and under all leases now or hereafter leasing or affecting the Premises or any part hereof.

EXHIBIT "A"

PARCEL I

Part of the Northeast quarter of the Northwest quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section, run North 00° 00' 32" West along the West line of said quarter-quarter section for a distance of 517.05 feet; thence run North 89° 31' 43" East for 69.33 feet to a point on the Easterly right of way line of Caldwell Mill Road and the point of beginning of the tract of land herein described; thence continue along the last described course for 194.08 feet; thence run South 00° 28' 18" East for 119.89 feet; thence run North 89° 31' 42" East for 0.33 feet; thence run South 00° 28' 14" East for 108.92 feet; thence run South 29° 05' 16" East for 71.91 feet to a point on the Northerly right of way line of Valleydale Road; said point being on a curve to the left, having a radius of 723.85 feet; thence run along said curve and said road right of way line a chord bearing of South 58° 54' 28" West for 53.67 feet; thence run North 75° 08' 14" West for 100.00 feet to a point on the Easterly right of way line of Caldwell Mill Road and the Point of Beginning of a curve to the right having a radius of 954.93 feet; thence run along said curve and said right of way line a chord bearing of North 16° 52' 52" West for 306.58 feet to the point of beginning.