

20030701000414950 Pg 1/4 32.00  
Shelby Cnty Judge of Probate, AL  
07/01/2003 15:48:00 FILED/CERTIFIED

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]  John F. Andrews (334) 241-8040
B. SEND ACKNOWLEDGMENT TO: (Name and Address)  John F. Andrews Capell & Howard, P.C. 150 S. Perry Street Montgomery, AL 36104

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 Columbiana Health Realty, L.L.C.				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 931 Fairfax Park		CITY Tuscaloosa	STATE AL	POSTAL CODE 35406 COUNTRY USA
1d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION Alabama	
		1g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> 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				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
2d. TAX ID #: SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	
		2g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> 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 Regions Bank				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 8 Commerce Street		CITY Montgomery	STATE AL	POSTAL CODE 36104 COUNTRY USA
4. This FINANCING STATEMENT covers the following collateral:				

See Addendum, Exhibit A and Exhibit B attached hereto and made a part hereof consisting of 3 additional pages.

5. ALTERNATIVE DESIGNATION if applicable: <input type="checkbox"/> LESSEE/LESSOR <input type="checkbox"/> CONSIGNEE/CONSIGNOR <input type="checkbox"/> BAILEE/BAILOR <input type="checkbox"/> SELLER/BUYER <input type="checkbox"/> AG. LIEN <input type="checkbox"/> NON-UCC FILING	
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum if applicable	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] <input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2
8. OPTIONAL FILER REFERENCE DATA 14,138-116: Filed with Secretary of State of AL and Judge of Probate, Shelby County, AL	

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

OR	9a. ORGANIZATION'S NAME Columbiana Health Realty, L.L.C.		
	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (11a or 11b) – do not abbreviate or combine names

OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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11d. TAX ID # SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE
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12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME – insert only one debtor name (12a or 12b)

OR	12a. ORGANIZATION'S NAME			
	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

12c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

See Exhibit B

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

16. Additional collateral description:

See Exhibit A

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

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust ☐ Decedent's Estate

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

- ☐ Debtor is a TRANSMITTING UTILITY
- ☐ Files in connection with a Manufactured-Home Transaction – effective 30 years
- ☐ Filed in connection with a Public-Finance Transaction – effective 30 years

**EXHIBIT A  
TO  
FINANCING STATEMENT  
COLUMBIANA HEALTH REALTY, L.L.C., DEBTOR  
REGIONS BANK, SECURED PARTY**

The following described real and personal property and interests (collectively, the "Premises"):

- (i) All of the Debtor's right, title and interest in and to the real property and interests therein described in Exhibit B attached hereto, together with all easements, permits, licenses, rights-of-way, contracts, leases, tenements, hereditaments, appurtenances, rights, privileges and immunities pertaining or applicable to said real property and interests therein (the "Real Property");
- (ii) All items of personal property of the Debtor that are now or at any time hereafter situated in, on or about any of the Real Property, including but not limited to all machinery, apparatus, equipment, fittings, furniture, fixtures and other tangible personal property (excluding inventory) owned by the Debtor or in which the Debtor has an interest used in the Debtor's business operations on the Real Property or in connection therewith, of any kind and description (the "Personal Property");
- (iii) All interest of the Debtor in all buildings and other structures and improvements now or hereafter located on or about the Real Property;
- (iv) All right, title and interest of the Debtor in and to that certain lease by and between the Debtor, as lessor and Northport Health Services, Inc., an Alabama corporation, as lessee, dated as of July 1, 2003 leasing the Real Property;
- (v) All right, title and interest of the Debtor in and to that certain lease to be hereafter executed by and between the Debtor, as lessor, and Columbiana Health and Rehabilitation, L.L.C., an Alabama limited liability company, as lessee leasing the Real Property;
- (vi) All awards or payments, including all interest thereon, together with the right to receive the same, that may be made to the Debtor with respect to the Premises as a result of the exercise of the right of eminent domain, any damage to or destruction of the Premises or any part thereof, or any other injury to or decrease in the value of the Premises, and all right, title and interest of the Secured Party in and to any policies of insurance (and the proceeds thereof) with respect to any damage to or destruction of the Premises;
- (vii) All right, title and interest of the Debtor in and to all plans, specifications, contracts, licenses, approvals, warranties and other agreements related to the acquisition and construction of the Nursing Home and related facilities to be constructed on the Real Property and the Personal Property;
- (viii) 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 as and for additional security by the Debtor or by anyone in the behalf of, or with the written consent of the Debtor.

**EXHIBIT B  
TO  
FINANCING STATEMENT  
COLUMBIANA HEALTH REALTY, L.L.C., DEBTOR  
REGIONS BANK, SECURED PARTY**

**Legal Description**

The following described real property located in Shelby County, Alabama:

A tract of land, lying in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , all of which lying in Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the intersection of the Westerly right-of-way line of Shelby County Highway 25 and the South line of the N  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence run South 88 degrees 30 minutes 20 seconds West along the South line thereof for 595.00 feet; thence run North 0 degrees 0 minutes 29 seconds West for 720.00 feet; thence run South 73 degrees 57 minutes 8 seconds East for 880.00 feet to the aforesaid Westerly right-of-way line of Shelby County Highway 25 (said right-of-way being 66 feet in width); thence run South 28 degrees 32 minutes 14 seconds West run along said right-of-way line for 525.00 feet to the said south line of said  $\frac{1}{2}$  -  $\frac{1}{4}$  section and to the point of beginning.