

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)	
National Corporate Research, Ltd. 523 West 6th Street, Suite 741 Los Angeles, California 90014	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – insert only <u>one</u> debtor name (1a or 1b) – do not abbreviate or combine names				
OR	1a. ORGANIZATION'S NAME <b>Amerco Real Estate Company of Alabama, Inc.</b>			
	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS <b>2727 North Central Avenue</b>		CITY <b>Phoenix</b>	STATE <b>AZ</b>	POSTAL CODE <b>85004</b>
1d. TAX I.D.#: SSN OR EIN [REDACTED]		1e. TYPE OF ORGANIZATION <b>corporation</b>	1f. JURISDICTION OF ORGANIZATION <b>Alabama</b>	
		1g. ORGANIZATIONAL I.D.#, if any <input checked="" type="checkbox"/> None		
2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only <u>one</u> debtor name (2a or 2b) – do not abbreviate or combine names				
OR	2a. ORGANIZATION'S NAME			
	2b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. TAX I.D.#: SSN OR EIN		2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	
		2g. ORGANIZATIONAL I.D.#, if any <input type="checkbox"/> None		
3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – insert only <u>one</u> secured party name (3a or 3b)				
OR	3a. ORGANIZATION'S NAME <b>Wells Fargo Bank, N.A., as trustee</b>			
	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS <b>Corporate Trust, 6th &amp; Marquette; N9303-120</b>		CITY <b>Minneapolis</b>	STATE <b>MN</b>	POSTAL CODE <b>55479</b>
		COUNTRY <b>USA</b>		

4. This FINANCING STATEMENT covers the following collateral:

See Exhibit "A" attached and incorporated herein.

This financing statement is presented for filing to the SHELBY County Recorder of AL

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 <b>2797 Pelham Parkway, Pelham\775057</b>	

L10109 6 PGS ATTACHED

## UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

9a ORGANIZATION'S NAME

**Amerco Real Estate Company of Alabama, Inc.**

OR

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

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. TAX I.D.#: SSN OR EIN

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL I.D.#, if any

☐ None

### 12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME – insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

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" attached**

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

**Debtor is record owner.**

16. Additional collateral description:

17. Check only one box.

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

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

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years

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

## **EXHIBIT "A"**

### **Description of Collateral**

All right, title and interest of AMERCO REAL ESTATE COMPANY ("**Debtor**") in and to the following (collectively, the "**Property**"):

1. All of Debtor's interest in the fee interest in the real property described in Exhibit B attached hereto and incorporated herein by this reference, together with any greater estate therein as hereafter may be acquired by Debtor (the "**Land**"),
2. All improvements now owned or hereafter acquired by Debtor, now or at any time situated, placed or constructed upon the Land (the "**Improvements**"; the Land and Improvements are collectively referred to herein as the "**Premises**"),
3. All materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Debtor and now or hereafter attached to or installed in any of the Improvements or the Land, and water, gas, electrical, telephone, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "**Fixtures**"),
4. All reserves, escrows or impounds required under the Loan Agreement and all deposit accounts maintained by Debtor with respect to the Mortgaged Property (the "**Deposit Accounts**"),
5. All existing and future leases, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant to any Person a possessory interest in, or the right to use or occupy, all or any part of the Mortgaged Property, whether made before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code, together with any extension, renewal or replacement of the same and together with all related security and other deposits (the "**Leases**"),
6. All of the rents, additional rents, revenues, royalties, income, proceeds, profits, early termination fees and payments, security and other types of deposits, and other benefits paid or payable by parties to the Leases for using, leasing, licensing, possessing, operating from, residing in, selling or otherwise enjoying the Mortgaged Property or any part thereof, whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (the "**Rents**"),
7. All other agreements, such as construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, listing agreements, guaranties, warranties, permits, licenses, certificates and entitlements in any way relating to the construction, use, occupancy, operation, maintenance, enjoyment or ownership of the Mortgaged Property (the "**Property Agreements**"),
8. All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing,
9. All property tax refunds, utility refunds and rebates, earned or received at any time (the "**Tax Refunds**"),
10. All accessions, replacements and substitutions for any of the foregoing and all proceeds thereof (the "**Proceeds**"),

11. All insurance policies, unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Debtor (the “**Insurance**”),

12. All of Debtor’s right, title and interest in and to any awards, damages, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements or Fixtures (the “**Condemnation Awards**”),

13. All of Debtor’s rights to appear and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interest of Debtor in the Mortgaged Property, and

14. All rights, powers, privileges, options and other benefits of Debtor as lessor under the Leases, including, without limitation, the immediate and continuing right to claim for, receive, collect and receive all Rents payable or receivable under the Leases or pursuant thereto (and to apply the same to the payment of the Indebtedness and the Obligations), and to do all other things which Debtor or any lessor is or may become entitled to do under the Leases.

As used in that certain Security Instrument (as defined below), the term “Mortgaged Property” shall mean all or, where the context permits or requires, any portion of the above or any interest therein, THE TERM “MORTGAGED PROPERTY” IS INTENDED TO EXCLUDE ALL ITEMS OF PERSONAL PROPERTY IN WHICH SECURED PARTY HAS OBTAINED AND/OR PERFECTED A SECURITY INTEREST UNDER SEPARATE INSTRUMENTS.

All capitalized term used herein and not otherwise defined shall have the meanings ascribed to such terms in the Security Instrument.

This UCC-1 Financing Statement is filed in connection with that certain Mortgage, Assignment of Rents and Leases, and Security Agreement dated March 1, 2004 (the “**Security Instrument**”) given by Debtor to Secured Party covering the fee estate of Debtor in the Property.



**EXHIBIT B**

**(See Attached)**

**U-Haul #775057**  
2797 Pelham Parkway  
Pelham, AL

**PARCEL I:**

(11)

Part of Lot 4, Issis Subdivision as recorded in Map Book 16, Page 70, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From the most Southerly corner of said Lot 4, Issis Subdivision, run in a Northwesterly direction along the Southwest line of said Lot 4 for a distance of 115.52 feet to an existing iron pin being the POINT OF BEGINNING;

Thence continue in a Northwesterly direction along said Southwest line for a distance of 86.48 feet to an existing iron pin;

Thence turn an angle to the right of 90 degrees 00 minutes 03 seconds and run in a Northeasterly direction for a distance of 119.98 feet;

Thence an angle to the right of 90 degrees 01 minutes 05 seconds and run in a Southeasterly direction for a distance of 29.99 feet to an existing iron pin;

Thence turn an angle to the left of 89 degrees 54 minutes 07 seconds and run in a Northeasterly direction for a distance of 89.92 feet to an existing iron pin;

Thence turn an angle to the left of 89 degrees 50 minutes 39 seconds and run in a Northwesterly direction for a distance of 255.11 feet to an existing iron pin being on the southeast right of way line of U.S. Highway No. 31;

Thence turn an angle to the right of 89 degrees 44 minutes 16 seconds and run in a Northeasterly direction for a distance of 251.66 feet to an existing iron pin being on the Southerly right of way line of Little Oak Ridge Road;

Thence turn an angle to the right of 73 degrees 12 minutes 01 seconds and run in an Easterly direction along the South right of way line of Little Oak Ridge Road for a distance of 453.47 feet to an existing iron pin;

Thence turn an angle to the right of 110 degrees 22 minutes 46 seconds and run in a Southwesterly direction for a distance of 301.03 feet to an existing iron pin;

Thence turn an angle to the right of 24 degrees 34 minutes 34 seconds and run in a Southwesterly direction for a distance of 176.57 feet to an existing iron pin;

Thence turn an angle to the left of 19 degrees 40 minutes and run in a Southwesterly direction for a distance of 139.16 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE APPURTENANT  
EASEMENT:

A three (3) foot nonexclusive construction easement, along the entire Southeasterly border of Parcel I.