

1057657

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

20110610000171490 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/10/2011 11:04:03 AM FILED/CERT

A. NAME & PHONE OF CONTACT AT FILER [optional]
Nancy C. Drummond, Esq. Ph: 205-824-8247

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Nancy C. Drummond, Esq.
King Drummond & Dabbs LLC
4000 Eagle Point Corporate Dr., Ste 180
Birmingham, AL 35242

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 CHELSEA-SELIG, LLC					
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 1100 Spring Street NW, Suite 550		CITY Atlanta	STATE GA	POSTAL CODE 30309	COUNTRY USA
ADD'L INFO RE ORGANIZATION DEBTOR		1e. TYPE OF ORGANIZATION limited liability co.	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
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 PROTECTIVE LIFE INSURANCE COMPANY ATTN: INVESTMENT DEPT.					
OR	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 2801 Highway 280 South		CITY Birmingham	STATE AL	POSTAL CODE 35223	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All of the equipment, fixtures, contract rights, general intangibles and tangible personal property of every nature now owned or hereafter acquired by Debtor relating to the real property described on EXHIBIT A attached hereto and located thereon and all additions, replacements, and proceeds thereof and all other property set forth on SCHEDULE A attached hereto relating to the real property described on EXHIBIT A and located thereon.

Debtor is record owner
additional collateral for mortgage recorded in
20110610000171470 with an indebtedness of
\$7,500,000.00

5. ALTERNATIVE DESIGNATION [if applicable]: LESSOR/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. ☒ 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] All Debtors Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA
Recorder of Deeds of Shelby County, Alabama

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	OR CHELSEA-SELIG, LLC, an AL limited liability company		
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 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. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> 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:

16. Additional collateral description:

SEE ATTACHED EXHIBIT A

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

17. 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

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

SCHEDULE A


All interest of Debtor in the personal property of any kind or nature whatsoever, whether tangible or intangible, whether or not any of such personal property is now or becomes a "fixture" or attached to the real estate described in Exhibit A, which is used or will be used in the construction of, or is or will be placed upon, or is derived from or used in connection with, the maintenance, use, occupancy or enjoyment of the said real estate and any improvements located thereon, including, without limitation, all accounts, documents, instruments, chattel paper (including electronic chattel paper and tangible chattel paper), general intangibles (including payment intangibles and software), goods (including consumer goods, inventory, equipment, and farm products), letter-of-credit rights and deposit accounts (as those terms are defined in the Uniform Commercial Code as now adopted or amended from time to time in the State), all plans and specifications, contracts and subcontracts for the construction, reconstruction or repair of the improvements located on said real estate, bonds, permits, licenses, guarantees, warranties, causes of action, judgments, claims, profits, rents, security deposits, utility deposits, refunds of fees or deposits paid to any governmental authority, letters of credit, policies and proceeds of insurance, any award of payment or compensation payable on account of any condemnation or other taking for public or private use of the said real estate or any improvements located thereon, together with all present and future attachments, accretions, accessions, replacements and additions thereto and products and proceeds thereof.

All leases, license agreements and other occupancy or use agreements (whether oral or written), now or hereafter existing, which cover or relate to all or any portion of the said real estate, together with all options therefor, amendments thereto and renewals, modifications and guarantees thereof, and all rents, royalties, issues, profits, revenue, income and other benefits of the said real estate and improvements thereon arising from the use or enjoyment thereof or from any leases, including, without limitation, cash or securities deposited thereunder to secure performance by the tenants of their obligations thereunder, whether said cash or securities are to be held until the expiration of the terms of the said leases or applied to one or more of the installments of rent coming due.

All profits and sales proceeds, including, without limitation, earnest money and other deposits, now or hereafter becoming due by virtue of any contract or contracts for the sale of any interest of Debtor in the said real estate or improvements located thereon; and

All proceeds (including claims thereto or demands therefor) of the conversion, voluntary or involuntary, permitted or otherwise, of any of the foregoing into cash or liquidated claims.

EXHIBIT A


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All of that certain land, along with all improvements situated thereon and rights appurtenant thereto, located in Chelsea, Shelby County, Alabama described as follows:

Lots 1 and 2, Chelsea Crossroads as per plat thereof recorded in Map Book 41, Page 109A and B of the records in the office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

A parcel of land lying in the South Half of the Northeast Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, thence run northerly along the east line of said quarter-quarter section for **290.04** feet to a point on the southerly right-of-way line of Shelby County Highway No. 280; thence turn a deflection angle left of **109°01'18"** and run southwesterly along said road right-of-way for **981.06** feet to a point; thence turn a deflection angle right of **00°07'16"** and run southwesterly along said road right-of-way for **189.71** feet to the **Point of Beginning** of the herein described parcel of land; thence turn a deflection angle left of **90°22'25"** and proceed southeasterly for **136.89** feet to a point at the beginning of a curve to the right, said curve having a central angle of **18°32'25"**, a chord length of **104.55** feet and a radius of **324.50** feet; thence turn a deflection angle right of **09°16'13"** to the chord of said curve and run southeasterly along the arc of said curve for **105.01** feet to a point; thence turn a deflection angle right of **09°16'13"** from the last described curve chord and run southerly and tangent to the last described curve for **394.64** feet to a point; thence turn a deflection angle left of **44°57'46"** and run southeasterly for **21.21** feet to a point; thence turn a deflection angle right of **44°57'46"** and run southerly for **234.59** feet to a point on the northerly right-of-way line of US Highway 280, said point also being the beginning of a curve to the left, said curve having a central angle of **00°23'24"**, a chord length of **79.02** feet and a radius of **11609.16** feet; thence turn a deflection angle right of **90°38'18"** to the chord of said curve and run westerly along said road right-of-way and along the arc of said curve for **79.02** feet to a point; thence turn a deflection angle right of **89°21'42"** from the last described curve chord and run northerly for **183.33** feet to a point; thence turn a deflection angle left of **44°57'46"** and run northwesterly for **14.15** feet to a point; thence turn a deflection angle left of **44°57'46"** and run westerly for **713.07** feet to a point; thence turn a deflection angle left of **45°00'00"** and run southwesterly for **24.62** feet to a point on the easterly right-of-way line of Shelby County Highway 39; thence turn a deflection angle right of **44°36'35"** and run westerly along said road right-of-way for **36.40** feet to a point at the beginning of a curve to the left, said curve having a central angle of **18°52'42"**, a chord length of **98.94** feet and a radius of **301.63** feet; thence turn a deflection angle right of **80°57'25"** to the chord of said curve and run northwesterly along said road right-of-way and along the arc of said curve for **99.38** feet to a point; thence turn a deflection angle right of **145°06'23"** from the last described curve chord and run southeasterly for **41.86** feet to a point; thence turn a deflection angle left of **45°40'23"** and run easterly for **130.65** feet to a point; thence turn a deflection angle left of **90°00'00"** and run northerly for **189.19** feet to a point; thence turn a deflection angle left of **18°43'24"** and run northwesterly for **221.00** feet to a point on the southerly right-of-way line of Shelby County Highway No. 280; thence turn a deflection angle right of **90°00'00"** and run northeasterly along said road right-of-way for **172.63** feet to a point; thence turn a deflection angle right of **00°28'56"** and run northeasterly along said road right-of-way for **572.16** feet to the Point of Beginning.



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TOGETHER WITH all those certain easements and appurtenant rights established by the following documents recorded in the Probate Office of Shelby County, Alabama:

1. Declaration of Restrictions, Covenants, and Grant of Easements recorded in Instrument No. 20091216000461130 and assigned in Instrument No. 20091216006461160
2. Declaration of Sanitary Sewer Easement recorded in Instrument No. 200909003000340190
3. Declaration of Access Easement declared by CHELSEA-SELIG, LLC, an Alabama limited liability company and recorded immediately prior hereto