

20140304000059520 03/04/2014 03:47:52 PM UCC1
1/6

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
Aliant Bank Doc Prep 727-260-6421 Loan #401697800

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Aliant Bank, a division of USAmeriBank
Operations Center - FL
PO Box 17540
Clearwater, FL 33762

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 Rose Office Systems, Inc.				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS PO Box 608		CITY Saginaw	STATE AL	POSTAL CODE 35137
		COUNTRY USA		
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION Corporation	1f. JURISDICTION OF ORGANIZATION AL	1g. ORGANIZATIONAL ID #, if any 198 - 471
				<input 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 Rose Office System, Inc.				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS PO Box 608		CITY Saginaw	STATE AL	POSTAL CODE 35137
		COUNTRY USA		
2d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION Corporation	2f. JURISDICTION OF ORGANIZATION AL	2g. ORGANIZATIONAL ID #, if any 198-471
				<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 ALIAN BANK, a division of USAmeriBank				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 1100 Corporate Parkway, Meadow Brook Corporate Park		CITY Birmingham	STATE AL	POSTAL CODE 35242
		COUNTRY USA		

4. This FINANCING STATEMENT covers the following collateral:

All Equipment and Fixtures used in connection with a 2014 modular home, model number P-644-004; serial numbers PHAL03113A/ac and PHAL03113B/ac, including but not limited to the items further described on attached Exhibits "A" and "B"; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds). The above goods are to become fixtures on the Real Estate described in Exhibit "C" attached to this UCC Financing Statement.

The subject UCC is to be filed as additional security to Mortgage dated November 20, 2012 in the amount of \$399,675.15 filed as Instrument Number 20130227000082420, Probate Office of Shelby County, 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) [optional]		<input type="checkbox"/> All Debtors		<input type="checkbox"/> Debtor 1	<input type="checkbox"/> Debtor 2
8. OPTIONAL FILER REFERENCE DATA						

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

Rose Office Systems, Inc.

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one 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

11d. SEE INSTRUCTIONS

ADD'L INFO RE ORGANIZATION DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

NONE

12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one 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

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 "C" attached hereto and made a part hereof.

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:

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

☐ Filed in connection with a Public-Finance Transaction



Platinum Homes, LLC

155 County Road 351

P.O. Box 369

Lynn, AL 35575

Invoice

Date	Invoice #
12/3/2013	03113

Bill To
Ross Building System, LLC 1265 Hwy 87 Calera, AL 35040

Ship To
Ross Building System, LLC 1265 Hwy 87 Calera, AL 35040

S/N	Model #	Floor Size	Year Model	Ship	Finance Co.	Rep
PHAL03113AB/ac	P-644-004	30'X70'	2014	12/3/2013	COD	JEC

Quantity	Item Code	Description	Price Each	Amount
1.000	P-644	Base Price Model P-644 32 X 70		
4.000	O1021	Additional Footage Multi Section Per LF		
70.000	O1106	R-30 ILO R-22 Roof Multi Section (LF)		
1.000	O1490	Handicap Toilet		
1.000	O4099	Handicap Bar at Toilet		
1.000	O4099	Handicap Bar at Toilet		
1.000	O1490	Handicap Toilet		
1.000	O4099	Handicap Bar at Toilet		
1.000	O1490	Handicap Toilet		
2.000	O4099	Handicap Bars Shower 2		
3.000	O1517	Stem Light		
2.000	O1522	Deluxe Exterior Light ILO White Ext. Jar Globe (Ea)		
1.000	O1850	Optional Paint Color		
70.000	O1920	6/12 Roof Pitch w/Arch Shingle Multi Section (LF)		
1.000	O2019	Smart Panel Multi Section over 61' box		
19.445	O1325	Add Porch at Sidewall SF		
1.000	O4099	Special Ext. Paint Colors		
1.000	O2126	Atrium Patio Door ILO Window(s) or Door (Ea)		
1.000	O2209	Hardwd upgrade Cabinets ILO Std Hardwood Multi Sect 2 Bath		
NTA1616394 NTA1616395			Total	

VOLUME BENEFITS APPLICABLE TO THIS INVOICE IS A VEP 0.

FOR INFORMATION ABOUT SPECIAL BENEFITS OR FREIGHT AMOUNTS PLEASE CALL: ACCOUNTING DEPARTMENT, PLATINUM HOMES, (205) 893-5182

PLATINUM HOMES CERTIFIES THAT (1) This invoice is in compliance with the Truth in Lending Practices Statement as approved by resolution of the Manufactured Housing Institute on Sept. 13, 2001 (2) That the manufacturer, in preparing and certifying this invoice and any disclosures required to be made by the Statement, is providing to the best of its knowledge and belief accurate, complete, and truthful information, and that (3) The manufacturer expressly acknowledges that lenders and lessors rely on invoices and any disclosures required to be made by the Statement to make finance, insurance, and purchase decisions.

By:

Platinum Homes certifies that to the best of its knowledge and belief, this manufactured homes has been inspected and constructed in conformance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended in effect on the date of manufacture.

EXHIBIT "A" (cont)

**PLATINUM
HOMES**

Platinum Homes, LLC

155 County Road 351

P.O. Box 369

Lynn, AL 35575

Invoice

Date	Invoice #
12/3/2013	03113

Bill To
Rose Building System, LLC 1265 Hwy 87 Calera, AL 35040

Ship To
Rose Building System, LLC 1265 Hwy 87 Calera, AL 35040

S/N	Model #	Floor Size	Year Model	Ship	Financo Co.	Rep
PHAL03113AB/ac	P-644-004	30'X70'	2014	12/3/2013	COD	JEC

Quantity	Item Code	Description	Price Each	Amount
1.000	O2215	3 Door Cabinet Stack Hardwood		
1.000	O2355	1" CERAMIC BEHIND RANGE		
1.000	O2555	Elec Smith Top Rng Blk ILO Std Elec Rng Blk		
1.000	O2597	Built-in Microwave Black		
1.000	O4099	2x2 Clets Around Perimeter		
1.000	O1856	Add Arch to Large Opening (over 48")		
1.000	O4099	2-3 Way Switches & Can Light at Arch		
5.000	O2390	Double Closet Shelves (per shelf)		
1.000	O2249	Madden Range Hood W/Cabinet Door Wrap ILO of Cabinet		
1.000	O2248	Hidden Pantry Door (Ea)		
	APPLIANCES	Furnace- Serial-E3A131000277 MODEL-E3EB-017H Range- Serial-TA212884Q MODEL-JB630DF1BB Refrigerator- Serial-SA204074 MODEL-GSH25JGDDBB Water Heater- Serial-KK28024237D/N MODEL:M250TIDS-INCR Dishwasher- Serial-VA714681B MODEL-GSD2100V35BB Fireplace- Serial- Smoke Detector-9120B FIRST ALERT Microwave- Serial-VZ301157L MODEL-PBB2060DM2BB		
1.000	O2226	Add Book Shelf		
1.000	O4200	Platinum Home Guard		
	MATERIAL	Material Surcharge		
NTA1616394 NTA1616395			Total	

VOLUME BENEFITS APPLICABLE TO THIS INVOICE IS A VEP 0.

FOR INFORMATION ABOUT SPECIAL BENEFITS OR FREIGHT AMOUNTS PLEASE CALL : ACCOUNTING DEPARTMENT, PLATINUM HOMES, (205) 883-8182

PLATINUM HOMES CERTIFIES THAT (1) This invoice is in compliance with the Truth in Invoicing Practices Statement as approved by resolution of the Manufactured Housing Institute on Sept. 13, 2004 (2) That the manufacturer, in preparing and certifying this invoice and any disclosures required to be made by the Statement, is providing to the best of its knowledge and belief accurate, complete, and truthful information, and that (3) The manufacturer expressly acknowledges that lenders and lessors rely on invoices and any disclosures required to be made by the Statement to make finance, insurance, and purchase decisions.

By: 

Platinum Homes certifies that to the best of its knowledge and belief, this manufactured homes has been inspected and constructed in conformance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended in effect on the date of manufacture.

Exhibit B

All rights, title and interest of Borrower/Mortgagor in and to the materials, soil, flowers, shrubs, crops, trees, timber, and other emblements now or hereafter on said property described in Exhibit "A" (herein referred to as "Property") or under or above the same or any part or parcel thereof.

Together with and singular the tenements, hereditaments, easements, riparian and littoral rights, and appurtenances thereunto belonging or in any wise appertaining, whether now owned or hereafter acquired by Mortgagor, and including all rights of ingress and egress to and from adjoining property (whether such rights now exist or subsequently arise) together with the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and also all the estate, right, title and interest, claim and demand whatsoever of Mortgagor of, in and to the same and of, in and to every part and parcel thereof; and

Together with all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to said property now or hereafter located in, upon or under said real property or any part thereof and used or usable in connection with any present or future operation of said real property and now owned or hereafter acquired by Mortgagor, including but without the generality of the foregoing, all heating, air-conditioning, lighting, laundry, incineration and power equipment, plumbing, lifting, cleaning, fire prevention, ventilating and communications apparatus; boilers, ranges, furnaces, appliances, elevators, escalators, shades and awnings, screens, storm doors and windows, stored wall beds, refrigerators, attached cabinets, partitions, ducts and compressors, rugs and carpets, draperies; together with all building materials and equipment now or hereafter delivered to the real property and intended to be installed therein, including but not limited to, lumber, plaster, cement, shingles, roofing, plumbing fixtures, pipe, lath, wallboard, cabinets, nails, sinks, toilets, furnaces, heaters, brick, tile, water heaters, screens, window frames, glass, doors, flooring, paint, lighting fixtures and unattached refrigerating, cooking, heating and ventilating appliances and equipment; together with all proceeds, additions and accessions thereto and replacements thereof; and

Together with all of the right, title and interest of the Mortgagor in and to trade names, names of businesses, or fictitious names of any kind used in conjunction with the operation of the mortgaged premises, or of any business or endeavor located on the real property described hereinbefore; and

Together with all of the water, sanitary and storm sewer systems now or hereafter owned by the Mortgagor which are now or hereafter located by, over, and upon the real property hereinabove described, or any part or parcel thereof, and which water system includes all water mains, service laterals, hydrants, valves and appurtenances, and which sewer system includes all sanitary sewer lines, including mains, laterals, manholes and appurtenances; and

Together with all paving for streets, roads, walkways or entryways or hereafter owned by Mortgagor which are now or hereafter located on the real property hereinbefore described or any part or parcel thereof; and

Together with Mortgagor's interest as lessor in and to all leases of the real property hereinbefore described, or any part or parcel thereof, heretofore made and entered into, and to all leases hereafter made and entered into by Mortgagor during the life of this mortgage or any extension or renewal hereof, together with any and all guarantees thereof and including all present and future security deposits and advance rentals reserving to Mortgagor its equity of redemption rights therein provided, and hereby intending that in case of foreclosure sale, the lessor's interest in any such leases then in force shall, upon expiration of Mortgagor's right of redemption, pass to the purchaser at such sale as a part of the mortgaged premises, subject to election by the purchase to terminate or enforce any of such leases hereafter made; and

Together with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise or the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the real property hereinbefore described, or any part or parcel thereof; and

Together with all of the right, title and interest of the Mortgagor in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of this mortgage, and all proceeds or any sums payable for the loss of or damage to (a) any real personal property encumbered hereby, or (b) rents, revenues, income, profits or proceeds from leases, franchises, concessions or licenses of or on the real property hereinbefore described, or any part or parcel thereof.

Products and proceeds of collateral are covered as provided in § 7 – 9(a) – 203 and § 7 – 9(a) – 315 of the Code of Alabama.

EXHIBIT "C"

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast Corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 86 degrees, 34 minutes, 07 seconds West, a distance of 42.42 feet to the point of beginning; thence continue along the last described course, a distance of 249.28 feet; thence South 16 degrees, 43 minutes, 49 seconds East, a distance of 1114.25 feet; thence North 16 degrees, 21 minutes, 21 seconds West, a distance of 126.61 feet to the beginning of a curve to the right, having a radius of 890.00 feet, a central angle of 16 degrees, 20 minutes, 05 seconds and subtended by a chord which bears North 08 degrees, 11 minutes, 19 seconds West and a chord distance of 252.88 feet; thence along the arc of said curve, a distance of 253.73 feet; thence North 00 degrees, 01 minutes, 16 seconds West, a distance of 680.38 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2014 03:47:52 PM
\$39.00 CHERRY
20140304000059520

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the official text.