


[REDACTED]

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) L. Talking Wolf
B. E-MAIL CONTACT AT FILER (optional) ltalkingwolf@balch.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>J. Corbitt Tate BALCH & BINGHAM LLP P.O. Box 306 Birmingham, AL 35201</div>


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THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	1a. ORGANIZATION'S NAME Vulcan Holdings, L.L.C.			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2042 Shannon Oxmoor Road		CITY Bessemer	STATE AL	POSTAL CODE 35022
				COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	2a. ORGANIZATION'S NAME Vulcan Oil Company, Inc.			
	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS 2042 Shannon Oxmoor Road		CITY Bessemer	STATE AL	POSTAL CODE 35022
				COUNTRY USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME BBVA USA			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 15 South 20th Street, Suite 201		CITY Birmingham	STATE AL	POSTAL CODE 35233
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Some or all of that personal property, more particularly described on Exhibit A, which is or may become fixtures on the real property described on Exhibit B, attached hereto and made a part hereof.

7 pages attached (Addendum, Exhibit A and Exhibit B)

Note: This financing statement is recorded as additional security for a mortgage recorded simultaneously herewith upon which recording taxes have been paid.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA: To be filed with the Judge of Probate of Jefferson, Shelby, Lawrence and Lauderdale Counties, Alabama	

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

Vulcan Holdings, L.L.C.

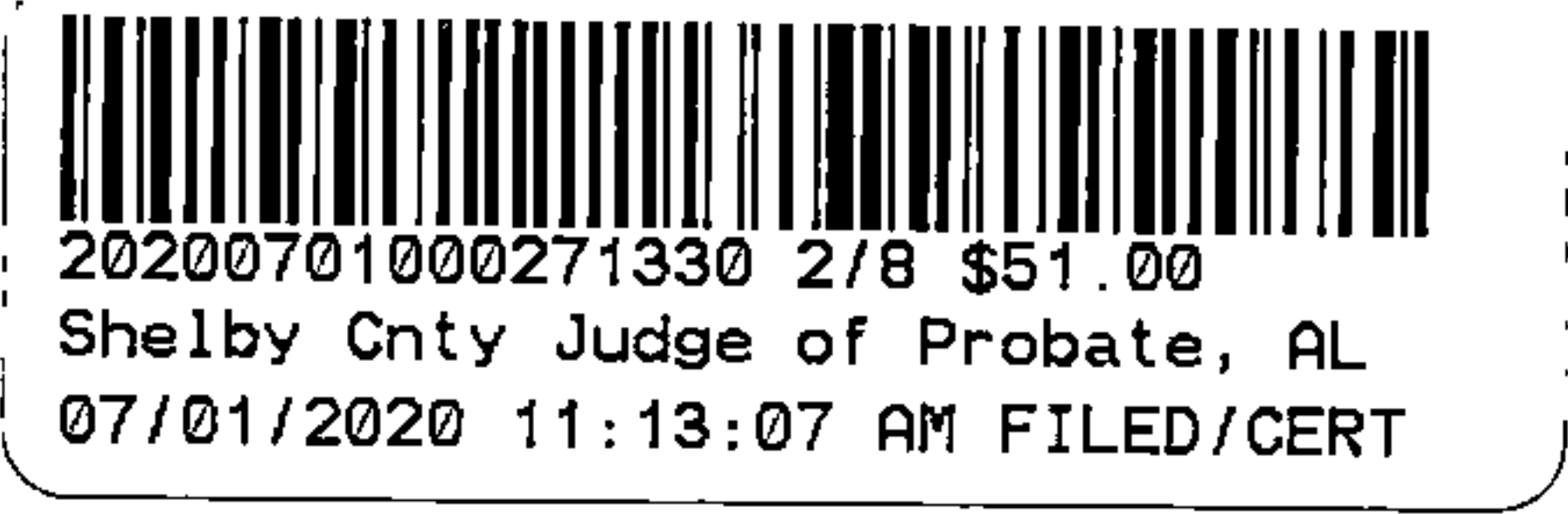
OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

Real property described on Exhibit B, attached hereto and made a part hereof.

17. MISCELLANEOUS:

EXHIBIT A
COLLATERAL DESCRIPTION

All, any portion, or any interest in, the Land, Improvements, Fixtures, Personal Property, Leases, and Rents, together with (a) all rights, privileges, tenements, hereditaments, rights of way, easements, appendages, and appurtenances in anywise appertaining thereto, and all of Debtor's right, title and interest in and to any streets, ways, alleys, strips, or gores of land adjoining the Land or any part therein, (b) all betterments, accessions, additions, appurtenances, substitutions, replacements, and revisions thereof and thereto and all reversions and remainders therein, (c) all other interest of every kind and character which Debtor now has or at any time hereafter acquires in and to the above described and all property which is used or useful in connection therewith, including rights of ingress and egress, easements, licenses, leasehold interest, and all reversionary rights or interests of Debtor with respect to such property. To the extent permitted by Applicable Law and the Legal Requirements, all of the Personal Property and Fixtures are to be deemed and held to be a part of and affixed to the Land. (collectively, the "**Collateral**")

As used herein,

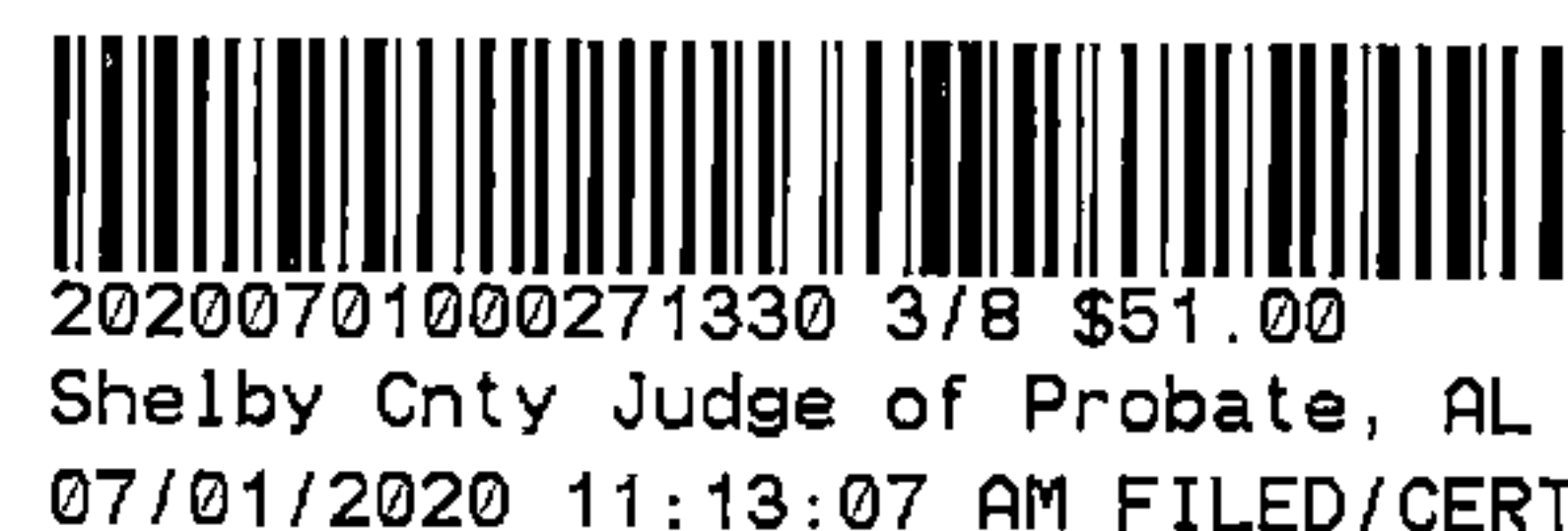
"Land" means the real estate or any interest therein described in **Exhibit B** attached hereto and made a part hereof, together with all Improvements and Fixtures and all rights, titles, and interests appurtenant thereto.

"Improvements" means all buildings, structures, open parking areas, and other improvements, and any and all accessions, additions, replacements, substitutions, or alterations thereof or appurtenances thereto, now or at any time hereafter situated, placed, constructed, or renovated upon the Land or any part of the Land.

"Fixtures" means (a) all materials, supplies, equipment, apparatus, and other items now or hereafter attached to, installed on or in the Land or the Improvements, or which in some fashion are deemed to be fixtures to the Land or Improvements under Applicable Law, other than those owned by tenants under any Lease, and (b) all items of Personal Property to the extent that the same may be deemed fixtures under Applicable Law.

"Personal Property" means all of Debtor's right, title, and interest in and to all tangible and intangible personal property, whether or not Fixtures, including all equipment, inventory, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, documents, minerals, crops, and timber which are attached to, installed, placed, or used on or in connection with, or is acquired for such attachment, installation, placement, or use, or which arises out of the improvement, financing, leasing, operation, or use of, the Land, the Improvements, Fixtures, or other goods located on the Land or Improvements, together with all additions, accessions, accessories, amendments, and modifications thereto, extensions, renewals, enlargements, and proceeds thereof, substitutions therefor, and income and profits therefrom.

"Leases" means (a) any lease, sublease, license, concession, or other agreement (written or oral, now or hereafter in effect) which grants a possessory interest in and to, or the right to extract from, mine, occupy, sell or use the Collateral, and (b) all other



agreements, including, but not limited to, utility contracts, maintenance agreements, and service contracts which in any way relate to the use, occupancy, operations, maintenance, enjoyment, or ownership of the Collateral, save and except any and all leases, subleases, or other agreements pursuant to which Debtor is granted a possessory interest in the Land.

Rents means all of the rents, revenues, income, proceeds, royalties, profits, and other benefits paid or payable for using, leasing, licensing, possessing, operating from or in, residing in, selling, mining, extracting, or otherwise enjoying or using the Collateral.

All capitalized terms not defined herein shall have the definitions assigned to them in that certain Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents executed by and between Debtor and Secured Party dated May 1, 2020.



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EXHIBIT B

LEGAL DESCRIPTION

Jefferson County, Alabama Property

The following real property situated in Jefferson County, Alabama:

Parcel I:

Lot A, according to the Vulcan Oil Company's Resurvey, as recorded in Map Book 37, page 86, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

For informational purposes only: Commonly known as 9 14th Street aka 1401 Carolina Avenue, Bessemer

Shelby County, Alabama Property

The following real property situated in Shelby County, Alabama:


Parcel II:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East; thence run West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 253.00 feet; thence turn an angle of $71^{\circ}04'$ to the left and run a distance of 191.46 feet to the point of beginning; thence continue in the same direction a distance of 230.28 feet to the Northeast margin of an unpaved street; thence turn an angle of $113^{\circ}13'$ to the right and run along the Northeast margin of said street a distance of 245.80 feet to a point on the Southeast right of way line of Alabama Highway No. 25; thence turn an angle of $86^{\circ}08'$ to the right and run along the Southeast right of way line of said highway, a distance of 202.45 feet; thence turn an angle of $90^{\circ}39'$ to the right and run a distance of 168.76 feet to the point of beginning; being situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East.

Less that part of said land acquired by the State of Alabama Highway Department for Project No. S-44 (8) in deed recorded in Deed Volume 344, page 339, in the Probate Office of Shelby County, Alabama, described below

The remaining tract of land being described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East; thence run West along the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 253.00 feet; thence turn an angle of $71^{\circ}04'$ to the left and run a distance of 191.46 feet to the point of beginning; thence continue in the same direction a distance of 230.28 feet to the Northeast margin of an unpaved street; thence turn an angle of $113^{\circ}13'$ to the right and run along the Northeast margin of said street a distance of 245.80 feet to a point on the Southeast right of way line of Alabama Highway No. 25; thence turn an angle of $86^{\circ}08'$ to the right and run along the Southeast right of way line of said highway, a distance of 70.45 feet; thence turn $22^{\circ}59'13''$ right and run Northeasterly along said right of way line 33.80 feet to the point of beginning of a curve to the right, thence turn $25^{\circ}57'22''$ left to the tangent to said curve at said point and run


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Northeasterly along said curve and said right of way line a distance of 100.79 feet to a point; thence turn 87°17'06" right from the tangent to said curve at said point and run Southeasterly 155.45 feet to the point of beginning.

LESS AND EXCEPT that part of said land acquired by the State of Alabama Highway Department for Project No. STPBH-9802(98) in deed recorded in Instrument 20020709000316560, in the Probate Office of Shelby County, Alabama, described below

Part of the NE ¼ of the SE ¼ of Section 4, Township 24 North, Range 12 East, identified as Tract No. 33 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more particularly described as follows:

Begin at a point on the Southeast line of State Route 25 a distance of 10.05 meters Southeast of and at right angles to the centerline of State Route 25 at station 25+27.675, said point also being the Southwest corner of grantor and the Northeast corner of an unnamed road; thence from said point of beginning run Northeasterly along the Southeast line of State Route 25 a distance of 11.383 meters to a point 10.05 meters Southeast of and at right angles to the centerline of State Route 25 at station 25+40; thence run Southeasterly a distance of 17.162 meters to a point 22 meters Southeast of and at right angles to the centerline of State Route 25 at station 25+27.674, said point also being on the Northeast boundary of an unnamed road; thence run Northwesterly along the Northeast boundary of said unnamed road a distance of 11.979 meters to the point of beginning.

For informational purposes only: Commonly known as 3910 Highway 25, Montevallo, AL


Lawrence County, Alabama Property

The following real property situated in Lawrence County, Alabama:

Parcel III

A tract of land in the Southeast 1/4 of Section 33, Township 5 South, Range 8 West, Lawrence County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 33; thence S 89° 24' 24" E, 764.13 feet (deed call) to a point; thence S 0° 42' 05" W, 296.54 feet (deed call) to a point; thence S 89° 24' 24" E, 539.96 feet (deed call) to a PLS #9007 pin found on the West right of way line of County Road #150 (80 foot right of way); thence along said right of way line, the following: S 0° 19' 21" W, 210.13 feet to a PLS #9007 pin found thence continue S 0° 19' 12" W, 163.06 feet to an iron pin set (capped typical James Alexander PLS #24022) and POINT OF BEGINNING of the tract of land hereby describe thence continue along said right of way, the following chord bearings and distances: S 0° 19' 12" W, 196.73 feet to a PLS #9007 pin found; thence continue S 0° 19' 12" W, 202.62 feet to an iron pin set at the right of way intersection for County Road #150 and Alabama a Highway #157 (right of way varies at this section); thence along said right of way line of Alabama Highway #157, the following: S 56° 47' 50" W, 56.00 feet to an iron pin set; thence N 69° 58' 36" W, 214.96 feet to an iron pin set; thence leave said right of way line, N 20° 01' 24" E, 111.53 feet to an iron pin set; thence N 0°


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27' 05" E, 252.81 feet to an iron pin set; thence S 89° 40' 48" E, 210.88 feet to the point of beginning of the tract of land here described.

For informational purpose only: Commonly known as 2181 County Road 150, Town Creek, AL

Lauderdale County, Alabama Property

The following real property situated in Lauderdale County, Alabama:

Parcel IV:

That tract of lot of land lying in the City of Florence, County of Lauderdale, State of Alabama, known and described as follows, to wit:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 3 South, Range 11 West, Lauderdale County, Alabama, more fully described as;

Commencing at the Northwest corner of Lot 1, RESURVEY OF LOTS 1 THRU 7, BROADWAY NORTH, according to the plat there of recorded in the office of the Judge of Probate of Lauderdale County, Alabama, in Plat Book 5, Page 120, said point being 1141.19 feet South and 713.96 feet West of the Northeast corner of said Section 1; thence along the South line of U.S. Highway 72 and 43 and around a curve to the left having a fixed radius of 11,369.159 feet for 919.41 feet (chord bearing South 57 degrees 55 minutes West, chord distance 919.16 feet) to a point in the center of Old Hough Road and the point of beginning of the tract herein described; thence along the center of said Old Hough Road, South 2 degrees 04 minutes East for 234.9 feet; continue thence along said road, South 87 degrees 26 minutes West for 318.4 feet to a point in the center of Hough Road; thence along said centerline, North 10 degrees 31 minutes West for 28.21 feet to a point on the South line of the aforesaid U.S. Highway 72 and 43; thence along said South line, North 54 degrees 3 minutes East for 184.6 feet to the P.C. of a curve to the right having a fixed radius of 11,369.156 feet; thence around said curve for 199.8 feet to the point of beginning. Said tract is subject to half the right of way for the public roads on the East, South and West side thereof.

For informational purpose only: Commonly known as 2106 Florence Boulevard, Florence, AL

Parcel V:

A tract of land lying in the NW 1/4 of Section 35, Township 2 South, Range 11 West, Lauderdale County, Alabama, and being more particularly described as follows:

To find the point of beginning commence at the NE corner of the NW 1/4 of said Section 35; thence West 642.05 feet; thence South 119.47 feet to a point on the Southwardly right of way of Cox Creek Parkway (right of way varies); thence along said right of way and along a curve to the right having a radius of 3744.83 feet, an arc distance of 111.38 feet {chord bearing N 77°09'21" E, chord distance 111.38}(deed calls) to a P.K. nail and shiner set (stamped R. Collins, L.S. - 13406) and to the POINT OF BEGINNING; continue along said right of way and along said curve an arc distance of 298.55 feet (chord bearing N 80°17'53" E, chord distance of 298.47 feet) to an existing concrete monument at the right of way flare of Cox Creek Parkway and Gresham Road; thence along said right of way flare South 06°06'55" East 54.82 feet to an existing concrete monument on the Northwestwardly right of way of said Gresham Road (60 foot right of way);



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thence South 46°43'31" West and along said right of way 302.66 feet to an existing iron pin (capped PP&R CA 00300); thence leaving said right of way of Gresham Road North 40°26'10" West 79.95 feet to an existing iron pin (capped PP&R CA 00300); thence North 10°27'34" West 153.40 feet to the point of beginning;

Said tract is subject to an ingress/egress easement and right of way being more particularly described as follows:

Commence at the POINT OF BEGINNING of the above tract being a P.K. nail and shiner on the Southwardly right of way of Cox Creek Parkway; thence along said right of way and along a curve to the right having a radius of 3744.83 feet a chord bearing of North 78°25'11" East, a chord distance of 53.00 feet; thence leaving said right of way South 17°42'20" West, 112.27 feet; thence South 45°05'39" East, 126.53 feet to a point on the Northwestwardly right of way of Gresham Road; thence South 46°43'31" West and along said right of way 38.00 feet to an existing iron pin; thence leaving said right of way North 40°26'10" West, 79.95 feet to an existing iron pin; thence North 10°27'34" West 153.40 feet to the point of beginning of said ingress/egress easement and right of way.

For informational purposes only: Commonly known as 801 Creek Parkway, Florence, AL

