

TICC FINANCING STATEMENT

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L. E-MALL CONTACT AT FILER logitional DESIGNA ACKNOWLEDSMENT TO: tham and Address) Business Lending Dept., Avadian Credit Union P. O. Box 360287 Birmingham, Alabama 35236 THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY DEBTOR'S NAME: Provide only an Obstor name (1 or 1%) time most, 41 aren; on entry on abbreviate on part of the Obstor's sensity if any part of the Individual Obstorement will not life in the level of Flore I Union DESTOR'S NAME: Provide only and Obstore name (1 or 1%) time most, 41 aren; on entry on the obstor's sensity if any part of the Individual Obstorement will not life in the level of Flore I Union DESTOR'S NAME: Provide only and Obstorement of the Principle of Flore I Individual Obstorement of the Principle States are Addressed (Ferri UCC) Addressed (Ferri UCC) The Individual's Survival of the Individual Obstorement of the Individual O	Business Lending Dept., Avadian Credit Union P. O. Box 360287 Birmingham, Alabama 35236 DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact name will not fit in line 1b, leave all of item 1 blank, check here and provide only one Debtor name (1a or 1b) (use exact name will not fit in line 1b, leave all of item 1 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here and provide only one Debtor name (2a or 2b) (use exact name will not fit in line 2b, leave all of item 2 blank, check here	full name; do not omit, modify, or abbrevia ovide the Individual Debtor information in ite FIRST PERSONAL NAME CITY Birmingham	ate any part of the Debto em 10 of the Financing S ADDITIO	or's name); if any part of the Statement Addendum (Form t	Individual Debtor JCC1Ad)
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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 Ponder Properties, L.L.C. 9b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(\$)/INITIAL(\$) 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 10b. INDIVIDUAL'S SURNAME INDIVIDUAL'S FIRST PERSONAL NAME INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) SUFFIX CITY 10c. MAILING ADDRESS STATE POSTAL CODE COUNTRY 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. SUFFIX FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) 11c. MAILING ADDRESS POSTAL CODE CITY COUNTRY STATE 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: is filed as a fixture filing covers timber to be cut covers as extracted collateral 15. Name and address of a RECORD OWNER of real estate described in item 16 16. Description of real estate: The goods are or are to become fixtures on: SEE EXHIBIT "A" (if Debtor does not have a record interest): ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF. 17. MISCELLANEOUS:

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EXHIBIT "A"

All personal property, rights and interest listed below together with any other property, rights or interest listed in any mortgage from the Debtor to the Secured Party encumbering the hereinafter described real property (the "Property") including, but not limited to, the following:

- 1. All buildings and improvements of every kind and description now or hereafter erected or placed on the Property and all materials intended for construction, reconstruction, alteration and repair of such improvements now or hereafter erected thereon; all furniture, fixtures and equipment now or hereafter owned by Debtor and attached to or contained in and used in connection with the Property, including but not limited to all apparatus, machinery, motors, elevators, fittings, radiators, gas ranges, mechanical refrigerators, awnings, shades screens, Venetian blinds, all plumbing, heating, lighting, cooking, laundry, ventilating, refrigerating, incinerating, air-conditioning, hot water heating and sprinkler equipment and fixtures and appurtenances thereto; all built-in equipment and built-in furniture; and all renewals or replacements thereof or articles in substitution therefore, whether or not the same are or shall be attached to the Property or building or buildings in any manner.
- 2. All right, title and interest of Debtor in and to the minerals, soil, flowers, shrubs, crops, trees, timber and other emblements now or hereafter on the Property or under or above the same or any part or parcel thereof.
- 3. All contracts and contract rights and accounts of Debtor now or hereafter arising from contracts now or hereafter entered into in connection with the development, construction upon or operation of the Property (including, without limitation, all deposits held by or on behalf of the Debtor, and all management, franchise, and service agreements related to the business now or hereafter conducted by the Debtor on the Property).
- 4. All of Debtor's interest in all utility security deposits or bonds on the Property or any part or parcel thereof.
- 5. All property and hazard insurance covering the above Property and collateral, together with any and all extensions and replacements thereof, and any and all rights thereunder; and any and all rights of subrogation provided by any mortgage from the Debtor to Secured Party covering the Property.
- 6. Any monies in any escrow accounts established or accrued pursuant to any mortgage from the Debtor to the Secured Party.
- 7. Any damages awarded pursuant to condemnation or eminent domain proceedings with respect to the Property.
- 8. All of Debtor's right, title and interest as lessor in and to all leases or rental arrangements of the Property, or any part thereof, heretofore made and entered into, and in and to all leases or rental arrangements hereafter made and entered into by or on behalf of Debtor, together with all rents and payments in lieu of rents, together with any and all guarantees of such leases or rental arrangements and including all present and future security deposits and advance rentals.

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9. All of Debtor's right, title and interest as seller in and to all agreements for the sale of the Property, or any part thereof, heretofore made and entered into, and in and to all sale agreements hereafter made and entered into, by or on behalf of Debtor, together with all deposits and payments in connection therewith.

The Property includes, but is not limited to, the following real property:

LEGAL DESCRIPTION

A parcel of land located in the S ½ of the NE¼ of the NW¼ of Section 13, Township 20 South, Range 3, West Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast comer of S ½ of the said ¼ - ¼ Section, thence North 82 degrees 58 minutes 11 seconds West a distance of 1276.95 feet; thence South 32 degrees 31 minutes 16 seconds West a distance of 240.00 feet to the point of beginning which lies at the point of intersection of the Southwesterly right of way line of Canyon Park Drive (50 feet right of way); and the Easterly right of way line of U.S. Highway 31 (200 foot right of way); thence South 32 degrees 21 minutes 29 seconds West along said U.S. Highway 31 right of way line a distance of 249.81 feet; thence South 84 degrees 12 minutes 24 seconds East and leaving said right of way line a distance of 160.93 feet; thence North 05 degrees 04 minutes 18 seconds East a distance of 18.96 feet; thence North 3 6 degrees 3 5 minutes 16 seconds East along the centerline of a 20 foot ingress/egress and utility easement, a distance of 161.01 feet to a point on the Southwesterly right of way line of Canyon Park Drive; thence North 57 degrees 28 minutes 44 seconds West along said right of way line a distance of 147.12 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20' wide Ingress/Egress and Utility Easement lying 20' on each side of and parallel to the following described centerline, Commence at the NE corner of the S ½ of said ¼ - ¼ Section; thence N 82°58'11"W, a distance of 1,276.95; thence S 32°31'16"W, a distance of 141.18' thence S 05°24'10"W, distance of 111.02; thence S 57°28'44"E, a distance of 71.56;' to the POINT OF BEGINNING, said point lying on the Southwesterly R.O.W. line of Canyon Park Drive (50'R.O.W.): thence S 36°35'16"W a distance of 161.01 to the end of said Easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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