



20210702000323530 1/4 \$43.00  
Shelby Cnty Judge of Probate, AL  
07/02/2021 02:24:09 PM FILED/CERT

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>Burr &amp; Forman LLP 171 17th Street NW Suite 1100 Atlanta, Georgia 30363 Attention: Ashmin Chowdhury</div>

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 <b>COOSA COMPOSITES HOLDINGS, LLC</b>				
	1b. INDIVIDUAL'S SURNAME				
1c. MAILING ADDRESS <b>c/o JBA Capital, LLC, 6001 River Road, Suite 100</b>		CITY <b>Columbus</b>	STATE <b>GA</b>	POSTAL CODE <b>31904</b>	COUNTRY <b>USA</b>

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				
	2b. INDIVIDUAL'S SURNAME				
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

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 <b>SYNOVUS BANK</b>				
	3b. INDIVIDUAL'S SURNAME				
3c. MAILING ADDRESS <b>1137 1st Avenue Uptown Center, 3rd Floor</b>		CITY <b>Columbus</b>	STATE <b>GA</b>	POSTAL CODE <b>31901</b>	COUNTRY <b>USA</b>

4. COLLATERAL: This financing statement covers the following collateral:  
**See Exhibit B attached hereto.**

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, Item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

**17897.208**



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## 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

**Coosa Composites Holdings, LLC**

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

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

Not Applicable

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)

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 A attached hereto.**

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

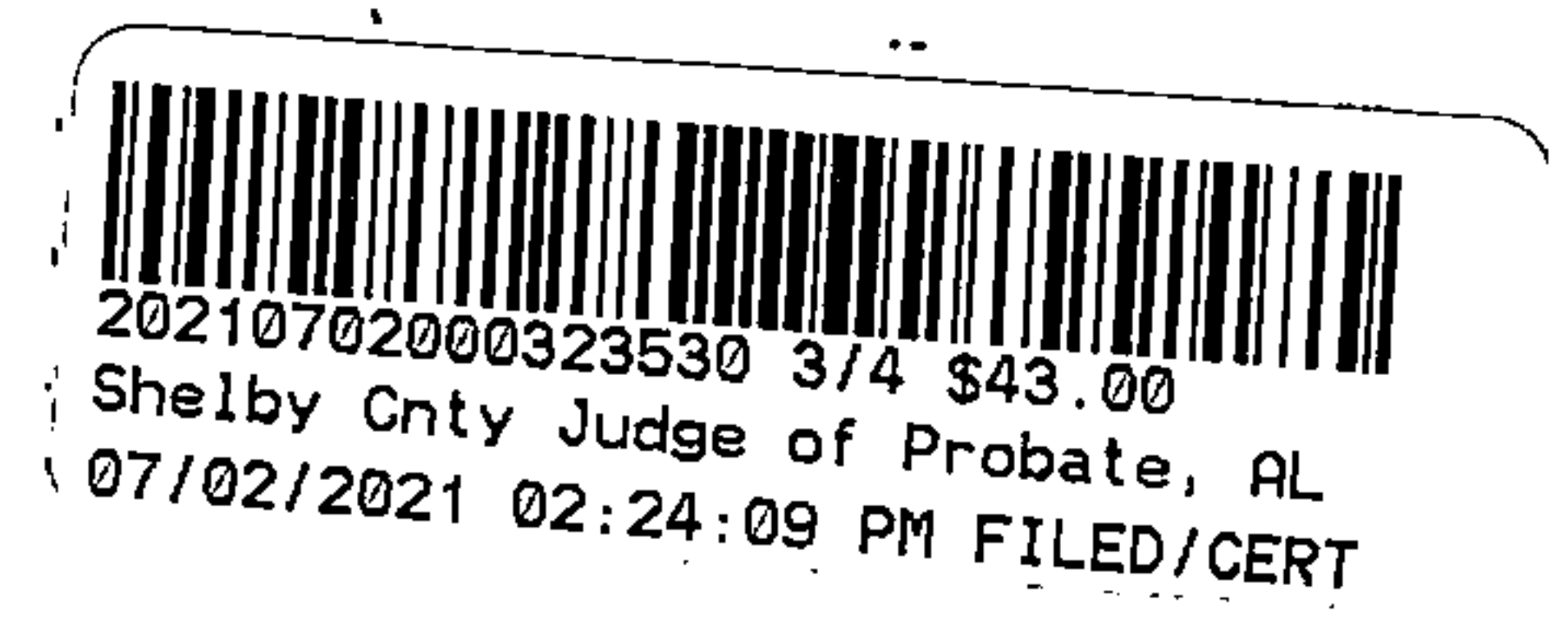
18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

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

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





## EXHIBIT A

### *Legal Description*

Debtor: COOSA COMPOSITES HOLDINGS, LLC

Secured Party: SYNOVUS BANK

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#### PARCEL 1:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds East a distance of 1309.75 feet; thence South 89 degrees 37 minutes 07 seconds East a distance of 238.25 feet; thence South 89 degrees 47 minutes 56 seconds East a distance of 282.63 feet to the POINT OF BEGINNING; thence continue South 89 degrees 47 minutes 56 seconds East a distance of 138.40 feet; thence South 00 degrees 08 minutes 34 seconds East a distance of 349.82 feet; thence North 89 degrees 58 minutes 36 seconds West a distance of 199.24 feet to a point on the Northerly R.O.W. line of Pardue Road; thence South 89 degrees 05 minutes 01 seconds West and along said R.O.W. line a distance of 25.23 feet; thence North 00 degrees 04 minutes 36 seconds West and leaving said R.O.W. line a distance of 37.20 feet; thence North 36 degrees 40 minutes 13 seconds East a distance of 72.42 feet; thence South 89 degrees 00 minutes 17 seconds East a distance of 42.24 feet; thence North 00 degrees 03 minutes 13 seconds West a distance of 256.07 feet to the POINT OF BEGINNING.

#### PARCEL 2:

Commence at the NW corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds East a distance of 1309.75 feet; thence South 89 degrees 37 minutes 07 seconds East a distance of 238.25 feet; thence South 89 degrees 47 minutes 56 seconds East a distance of 421.03 feet to the POINT OF BEGINNING; thence South 00 degrees 08 minutes 34 seconds East a distance of 349.82 feet; thence North 89 degrees 58 minutes 36 seconds West a distance of 199.24 feet to point on the Northerly R.O.W. line of Pardue Road; thence South 00 degrees 42 minutes 26 seconds West, leaving said Northerly R.O.W. line and along Westerly R.O.W. line of Pardue Road, a distance of 51.95 feet; thence South 89 degrees 32 minutes 05 seconds East and leaving said R.O.W. line a distance of 70.38 feet; thence South 01 degrees 01 minutes 51 seconds West a distance of 47.22 feet; thence North 89 degrees 47 minutes 10 seconds East a distance of 425.20 feet to the Westerly R.O.W. line of Huntley Parkway; thence North 01 degrees 08 minutes 50 seconds East and along said R.O.W. line a distance of 449.13 feet; thence South 89 degrees 46 minutes 52 seconds West and leaving said R.O.W. line a distance of 304.71 feet to the POINT OF BEGINNING.

#### PARCEL 3:

Rights obtained, that constitute an interest in real estate, under that certain Reciprocal Ingress/Egress and Driveway Easement Agreement by and between H. Monroe Properties, L.L.C. and Coosa Composites Holdings, LLC, dated 7/2/2021, filed 7/2/2021 and recorded in Instrument # \_\_\_\_\_.

**20210702000323520**



## EXHIBIT B

### *Collateral Description*

Debtor: COOSA COMPOSITES HOLDINGS, LLC

Secured Party: SYNOVUS BANK

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(a) All that tract(s) or parcel(s) of land more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter, the "Land").

(b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land and all fixtures, machinery, equipment, furniture, furnishings, inventory and personal property of every nature whatsoever now or hereafter owned by Borrower and located in, on, or used or intended to be used in connection with or with the operation of said Land, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals and replacements to any of the foregoing.

(c) All building materials, equipment, fixtures, fittings and personal property of every kind or character now owned or hereafter acquired by Borrower for the purpose of being used or useful in connection with the foregoing Land or such improvements whether such materials, equipment, fixtures, fittings, and personal property are actually located on or adjacent to said Land or not, and whether in storage or otherwise, wheresoever the same may be located, including, but without limitation, all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, furniture, ranges, refrigerators, dishwashers, disposals, washers, dryers, and in general all building materials and equipment of every kind and character used or useful in connection with said improvements.

(d) All licenses, permits, general intangibles, accounts, trade names, trademarks, contract rights and other intangible property, now owned by Borrower or hereafter acquired by Borrower, relating to the foregoing Land or the business now or hereafter conducted thereat.

(e) Proceeds and products of all of the foregoing Land and other real and personal property.

(f) All right, title and interest of Borrower's books and records relating to the Property or construction of the improvements at the Land; all permits and approvals relating to construction of improvements upon the Land; and all contracts now or hereafter made by Borrower relating to the Property or the construction, equipping, marketing, management, sale or lease of all or any part of the Property or improvements, and all bonds and other guarantees of performance in favor of Borrower with respect to any such contracts (and Borrower agrees that upon any Event of Default under this Deed of Trust, Lender and Trustee shall have the absolute right to make such use of the property so assigned in this subparagraph (f) as Lender and Trustee shall desire, and will not be limited to remedies available under the Uniform Commercial Code, but may at their option avail themselves of the rights to use such property as set forth herein or in the Loan Agreement in addition to or in substitution for its Uniform Commercial Code remedies).