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10/28/2021 08:48:24 AM
UCC1 1/7

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) Tracey Harton Poole, Esq. McClure & Kornheiser, LLC 6400 Powers Ferry Road, NW, Suite 150 Atlanta, Georgia 30339

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)

1a. ORGANIZATION'S NAME MBN 500-1200 BUILDINGS, LLC				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 445 Bishop Street, Suite 100	CITY Atlanta	STATE GA	POSTAL CODE 30318	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)

2a. ORGANIZATION'S NAME MBN 300 BUILDING, LLC				
OR 2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS 445 Bishop Street, Suite 100	CITY Atlanta	STATE GA	POSTAL CODE 30318	COUNTRY USA

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

3a. ORGANIZATION'S NAME Southern States Bank				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 4045 Orchard Road, SE, Suite 510	CITY Atlanta	STATE GA	POSTAL CODE 30080	COUNTRY USA

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

ALL ASSETS OF DEBTOR, INCLUDING WITHOUT LIMITATION, ANY FIXTURES LOCATED ON THE REAL ESTATE DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

NOTE TO PROBATE JUDGE: THIS UCC FINANCING STATEMENT IS BEING RECORDED AS ADDITIONAL SECURITY FOR THE OBLIGATIONS DESCRIBED IN A MORTGAGE OF EVEN DATE HERewith BETWEEN THE DEBTOR AND THE SECURED PARTY, WHICH MORTGAGE IS BEING FILED FOR RECORD CONCURRENTLY HERewith.

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:				

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 ☐

OR	9a. ORGANIZATION'S NAME	
	MBN 500-1200 BUILDINGS, LLC	
	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

OR	10a. ORGANIZATION'S NAME			
	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
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11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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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:

See Exhibit A attached hereto.

17. MISCELLANEOUS:

EXHIBIT "A"
Legal description of the Land

Parcel One:

Lot 1, according to the map and survey of Meadow Brook Corporate Park South, Phase I, as recorded in Map Book 11, Page 72, in the Probate Office of Shelby County, Alabama, being also described by metes and bounds legal description as follows as shown on the Survey of Lot 1, Meadow Brook Corporate Park South, Phase I, dated November 20, 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run North 0 degrees 00 minutes East (assumed) along the East line of said SW 1/4 of the SE 1/4 a distance of 1,115.12 feet, more or less, to a point on the southeasterly right-of-way line of U.S. Highway #280; thence South 83 degrees 13 minutes 57 seconds West a distance of 877.24 feet, more or less, along the Southeasterly right-of-way line of U. S. Highway #280 to its intersection with the Easterly right-of-way line of Corporate Parkway; thence South 6 degrees 44 minutes 08 seconds East a distance of 19.02 feet along the right-of-way line of Corporate Parkway to the p.c. (point of curve) of a curve to the right having a radius of 850.00 feet, a central angle of 8 degrees 43 minutes 02 seconds and a chord bearing of South 2 degrees 22 minutes 37 seconds East; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 129.32 feet to a point; thence North 88 degrees 01 minutes 06 seconds West along the right-of-way line of Corporate Parkway a distance of 8.50 feet to a point on a curve to the right having a radius of 496.50 feet, a central angle of 38 degrees 18 minutes 40 seconds and a chord bearing of South 21 degrees 08 minutes 14 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 331.99 feet to a point; thence South 49 degrees 42 minutes 26 seconds East along the right-of-way line of Corporate Parkway a distance of 8.50 feet to a point; thence South 40 degrees 17 minutes 34 seconds West along the right-of-way line of Corporate Parkway a distance of 68.74 feet, more or less, to the point of intersection of the Southwesterly right-of-way line of Corporate Drive, said point being the true point of beginning of the parcel herein described; thence continue South 40 degrees 17 minutes 34 seconds West along the right-of-way line of Corporate Parkway a distance of 126.26 feet to the p.c. (point of curve) of a curve to the left having a radius of 230.00 feet, a central angle of 38 degrees 57 minutes 06 seconds and a chord bearing of South 20 degrees 49 minutes 01 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 156.36 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve South 1 degrees 20 minutes 28 seconds West along the right-of-way line of Corporate Parkway a distance of 230.53 feet to the p.c. (point of curve) of a curve to the right having a radius of 373.84 feet, a central angle of 34 degrees 32 minutes 50 seconds and a chord bearing of South 18 degrees 36 minutes 53 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 225.41 feet, more or less, to a point, said point being the Northwesterly corner of Lot 11C-1, Meadow Brook Corporate Park South Phase II Resurvey of Lot 11C, as recorded in Map Book 34, Page 65, in the Probate Office of Shelby County, Alabama; thence South 66 degrees

40 minutes 05 seconds East along the property boundary of said Lot 11C-1 a distance of 34.21 feet to the p.c. (point of curve) of a curve to the left having a radius of 125.02 feet, a central angle of 52 degrees 11 minutes 16 seconds and a chord bearing of North 87 degrees 14 minutes 17 seconds East; thence along the arc of said curve and the property boundary of said Lot 11C-1 and Lot 11C-2 a distance of 113.87 feet to the p.c.c. (point of compound curve) of a curve to the left having a radius of 227.76 feet, a central angle of 4 degrees 55 minutes 10 seconds and a chord bearing of North 58 degrees 41 minutes 04 seconds East; thence along the arc of said curve and the property boundary of said Lot 11C-2 a distance of 19.56 feet to a point; thence North 83 degrees 01 minutes 13 seconds East along the property boundary of said Lot 11C-2 a distance of 67.87 feet, more or less, to the Northernmost corner of Lot 11C-2, said point lying along the boundary of Lot E, according to the map and survey of Meadow Brook Corporate Park South Phase II as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, said point also lying on a curve to the right having a radius of 120.00 feet, a central angle of 76 degrees 00 minutes 05 seconds and a chord bearing of North 55 degrees 09 minutes 48 seconds East; thence along the arc of said curve and the boundary of said Lot E a distance of 159.18 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve South 86 degrees 50 minutes 10 seconds East along the boundary of said Lot E a distance of 93.53 feet to the p.c. (point of curve) of a curve to the left having a radius of 250.00 feet, a central angle of 81 degrees 02 minutes 03 seconds and a chord bearing of North 52 degrees 38 minutes 49 seconds East; thence along the arc of said curve and the boundary of said Lot E a distance of 353.58 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve North 12 degrees 07 minutes 48 seconds East along the boundary of said Lot E a distance of 42.92 feet to the p.c. (point of curve) of a curve to the left having a radius of 390.00 feet, a central angle of 23 degrees 39 minutes 54 seconds and a chord bearing of North 0 degrees 17 minutes 51 seconds East; thence along the arc of said curve and the boundary of said Lot E a distance of 161.08 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve North 11 degrees 32 minutes 06 seconds West along the boundary of said Lot E a distance of 23.19 feet to the p.c. (point of curve) of a curve to the left having a radius of 145.00 feet, a central angle of 3 degrees 05 minutes 17 seconds and a chord bearing of North 13 degrees 04 minutes 45 seconds West; thence along the arc of said curve and the boundary of said Lot E a distance of 7.82 feet, more or less, to a point on the Southerly right-of-way line of Corporate Drive; thence South 83 degrees 16 minutes 55 seconds West along the right-of-way line of Corporate Drive a distance of 63.77 feet to the p.c. (point of curve) of a curve to the right having a radius of 338.21 feet, a central angle of 36 degrees 53 minutes 28 seconds and a chord bearing of North 78 degrees 16 minutes 21 seconds West; thence along the arc of said curve and the Southwesterly right-of-way line of Corporate Drive a distance of 217.76 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve North 59 degrees 49 minutes 34 seconds West along the Southwesterly right-of-way line of Corporate Drive a distance of 250.26 feet, more or less, to the point of beginning; situated, lying and being in Shelby County, Alabama.

Parcel One of the Land is, as of October 1, 2020, identified by the Shelby County, Alabama, Revenue Commissioner as Parcel No. 03-9-31-0-002-019.007.

There is hereby conveyed with Parcel One the appurtenant rights and easements set forth in Section 6.06 as added to the Declaration by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Brook Corporate Park South dated as of July 22, 1987, and recorded in Book 141, Page 784, in the Probate Office of Shelby County, Alabama.

Also, there is hereby conveyed with Parcel One the appurtenant rights and easements set forth in that certain Sewer Line Easement Agreement dated as of July 27, 1999, and recorded as Instrument No. 1999-31558, in the Probate Office of Shelby County, Alabama.

Parcel Two:

Lot 2, according to the map and survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, being also described by metes and bounds legal description as follows as shown on the Survey of Lots 2 & 5, Meadow Brook Corporate Park South, Phase II, dated November 20, 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run North 0 degrees 00 minutes East (assumed) along the East line of said SW 1/4 of the SE 1/4 a distance of 1,115.12 feet, more or less, to a point on the southeasterly right-of-way line of U.S. Highway #280; thence South 83 degrees 13 minutes 57 seconds West along the southeasterly right-of-way line of U.S. Highway #280 a distance of 2,088.74 feet, more or less, to the northeastern most corner of Lot 2, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, said point also being the northwestern most corner of Lot 4 of said Meadow Brook Corporate Park South, Phase II, said point being the true point of beginning of the parcel herein described; thence continue South 83 degrees 13 minutes 57 seconds West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 131.99 feet to a point; thence South 85 degrees 55 minutes 53 seconds West along the Southeasterly right-of-way line of U.S. Highway #280 a distance of 29.50 feet, more or less, to a point, said point being the Northeasterly corner of Lot 3, Meadow Brook Corporate Park South Phase II as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama; thence South 2 degrees 59 minutes 03 seconds East along the property boundary of said Lot 3 a distance of 76.61 feet to a point; thence South 42 degrees 56 minutes 27 seconds West along the property boundary of said Lot 3 a distance of 118.96 feet to a point; thence South 24 degrees 56 minutes 23 seconds West along the property boundary of said Lot 3 a distance of 102.08 feet to a point; thence North 73 degrees 49 minutes 01 seconds West along the property boundary of said Lot 3 a distance of 172.34 feet to a point; thence South 15 degrees 33 minutes 08 seconds West along the property boundary of said Lot 3 a distance of 53.70 feet to a point; thence South 65 degrees 56 minutes 15 seconds West along the property boundary of said Lot 3 a distance of 80.92 feet to a point; thence North 80 degrees 03 minutes West along the property boundary of said Lot 3 a distance of 43.53 feet, more or less, to a point on the Southeasterly right-of-way line of Meadow Brook Road, said point also lying on a curve to the right having a radius of 724.15 feet, a central angle

of 16 degrees 03 minutes 04 seconds and a chord bearing of South 15 degrees 39 minutes 59 seconds West; thence along the arc of said curve and the Southeasterly right-of-way line of Meadow Brook Road a distance of 202.87 feet, more or less, to the Northernmost corner of Lot 1 of said Meadow Brook Corporate Park South Phase II; thence South 66 degrees 13 minutes 43 seconds East along the property boundary of said Lot 1 a distance of 49.59 feet to a point; thence South 6 degrees 02 minutes 18 seconds East along the property boundary of said Lot 1 a distance of 196.54 feet to a point; thence South 17 degrees 11 minutes 24 seconds East along the property boundary of said Lot 1 a distance of 94.02 feet, more or less, to a point on the Northerly right-of-way line of Corporate Parkway; thence North 71 degrees 36 minutes 08 seconds East along the right-of-way line of Corporate Parkway a distance of 184.57 feet to the p.c. (point of curve) of a curve to the right having a radius of 460.00 feet, a central angle of 56 degrees 17 minutes 00 seconds and a chord bearing of South 80 degrees 15 minutes 20 seconds East; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 451.87 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve South 52 degrees 06 minutes 48 seconds East along the right-of-way line of Corporate Parkway a distance of 124.95 feet, more or less, to a point, said point being the Westernmost corner of Lot 5 of said Meadow Brook Corporate Park South Phase II; thence North 31 degrees 41 minutes 53 seconds East along the property boundary of said Lot 5 a distance of 237.30 feet, more or less, to the Southernmost corner of Lot 4 of said Meadow Brook Corporate Park South Phase II; thence North 30 degrees 56 minutes 15 seconds West along the property boundary of said Lot 4 a distance of 410.30 feet to a point; thence North 12 degrees 44 minutes 50 seconds West along the property boundary of said Lot 4 a distance of 349.64 feet, more or less, to the point of beginning; situated, lying and being in Shelby County, Alabama.

Parcel Two of the Land is, as of October 1, 2020, identified by the Shelby County, Alabama, Revenue Commissioner as Parcel No. 03-9-31-0-002-019.004.

There is hereby conveyed with Parcel Two the appurtenant rights and easements set forth in that certain Easement Agreement dated as of March 6, 1989, and recorded in Book 229, Page 631, in the Probate Office of Shelby County, Alabama.

Also, there is hereby conveyed with Parcel Two the appurtenant rights and easements set forth in that certain Easement Agreement for Ingress and Egress dated as of March 6, 1989, and recorded in Book 229, Page 641, in the Probate Office of Shelby County, Alabama.

Parcel Three:

Lot 5, according to the map and survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, being also described by metes and bounds legal description as follows as shown on the Survey of Lots 2 & 5, Meadow Brook Corporate Park South, Phase II, dated November 20, 2017, prepared by Joseph F. Breighner, Jr., Ala. License No. 17518:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run North 0 degrees 00 minutes East (assumed) along the East line of said SW 1/4 of the SE 1/4 a distance of 1,115.12 feet, more or less, to a

point on the southeasterly right-of-way line of U.S. Highway #280; thence South 83 degrees 13 minutes 57 seconds West along the southeasterly right-of-way line of U.S. Highway #280 a distance of 2,088.74 feet, more or less, to the northwestern most corner of Lot 4, Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama, said point also being the northeastern most corner of Lot 2 of said Meadow Brook Corporate Park South, Phase II; thence South 12 degrees 44 minutes 50 seconds East along the common boundary of said Lots 2 and 4 a distance of 349.64 feet to a point; thence South 30 degrees 56 minutes 15 seconds East along the common boundary of said Lots 2 and 4 a distance of 410.30 feet, more or less, to the southernmost corner of said Lot 4, said point being the true point of beginning of the parcel herein described; thence North 48 degrees 40 minutes 59 seconds East along the property boundary of said Lot 4 a distance of 338.14 feet to a point; thence South 67 degrees 19 minutes 02 seconds East along the property boundary of said Lot 4 and its extension, being the property boundary of Lot B of said Meadow Brook Corporate Park South, Phase II, a distance of 229.49 feet, more or less, to a point on the westerly right-of-way line of Corporate Parkway, said point lying on a curve to the left having a radius of 385.00 feet, a central angle of 17 degrees 47 minutes 46 seconds and a chord bearing of South 0 degrees 56 minutes 09 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 119.58 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve South 7 degrees 57 minutes 44 seconds East along the right-of-way line of Corporate Parkway a distance of 150.16 feet to the p.c. (point of curve) of a curve to the right having a radius of 240.00 feet, a central angle of 124 degrees 59 minutes 37 seconds and a chord bearing of South 54 degrees 32 minutes 05 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 523.57 feet to the p.c.c. (point of compound curve) of a curve to the right having a radius of 1150.00 feet, central angle of 10 degrees 51 minutes 19 seconds and a chord bearing of North 57 degrees 32 minutes 28 seconds West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 217.88 feet to the p.t. (point of tangent) of said curve; thence tangent to said curve North 52 degrees 06 minutes 48 seconds West along the right-of-way line of Corporate Parkway a distance of 100.00 feet, more or less, to the southernmost corner of Lot 2 of said Meadow Brook Corporate Park South, Phase II; thence North 31 degrees 41 minutes 53 seconds East along the property boundary of said Lot 2 a distance of 237.30 feet, more or less, to the point of beginning; situated, lying and being in Shelby County, Alabama.

Parcel Three of the Land is, as of October 1, 2020, identified by the Shelby County, Alabama, Revenue Commissioner as Parcel No. 03-9-31-0-002-019.010.

There is hereby conveyed with Parcel Three the appurtenant rights and easements set forth in that certain Easement Agreement dated as of March 6, 1989, and recorded in Book 229, Page 631, in the Probate Office of Shelby County, Alabama.

Also, there is hereby conveyed with Parcel Three the appurtenant rights and easements set forth in that certain Easement Agreement for Ingress and Egress dated as of March 6, 1989, and recorded in Book 229, Page 641, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2021 08:48:24 AM
 \$49.00 CHERRY
 20211028000521690

Allie S. Byrd