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11/22/2021 11:41:00 AM  
UCC1 1/7

UCC FINANCING STATEMENT  
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Paul Wallace (205-254-1202)	
B. E-MAIL CONTACT AT FILER (optional) pwallace@maynardcooper.com	
B. SEND ACKNOWLEDGEMENT TO: (Name and Address)	
┌	Paul Wallace, Esq. Maynard, Cooper & Gale, P.C. 1901 Sixth Avenue North, Suite 1700 Birmingham, Alabama 35203
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THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only <u>one</u> 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 <input type="checkbox"/> and provide the individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	1a. ORGANIZATION'S NAME DESHAZO, LLC			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 200 Kilsby Circle		CITY Bessemer	STATE AL	POSTAL CODE 35022
COUNTRY USA				
2. DEBTOR'S NAME: Provide only <u>one</u> 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 <input type="checkbox"/> 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	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
COUNTRY				
3. SECURED PARTY'S NAME – (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY) Provide only <u>one</u> Secured Party name (3a or 3b)				
OR	3a. ORGANIZATION'S NAME REGIONS BANK			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1900 Fifth Avenue North		CITY Birmingham	STATE AL	POSTAL CODE 35203
COUNTRY USA				
4. COLLATERAL: This financing statement covers the following collateral:  All assets of debtor, as more particularly described on <u>Schedule I</u> , <u>Schedule II</u> and <u>Exhibit A</u> attached hereto and made a part hereof.  This instrument is filed as additional security for that certain mortgage being recorded simultaneously herewith in the Probate Office of Shelby County, Alabama and that certain Second Amendment to Mortgage being recorded in the Probate Office of Jefferson County, Alabama.				
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"/> 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/Licensor				
8. OPTIONAL FILER REFERENCE DATA (a) TO BE FILED WITH: Shelby County, Alabama; (b) MCG File #2-2869				

**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

**DESHAZO, LLC**

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIALS(S)

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)

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S 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  
**USA**

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:

17. MISCELLANEOUS:

**SCHEDULE I**  
**TO FINANCING STATEMENT**

This financing statement covers the following items (or types) of property:

(a) **Land.** The land located in Jefferson County, Alabama more particularly described in Exhibit A, and all reversions and remainders in and to said land and all tenements, hereditaments, easements, rights-of-way, rights (including mineral and mining rights, and all water, oil and gas rights), privileges, royalties and appurtenances to said land, now or hereafter belonging or in anywise appertaining thereto, including any right, title and interest in, to or under any agreement or right granting, conveying or creating, for the benefit of said land, any easement, right or license in any other property, and in, to or under any streets, ways, alleys, vaults, gores or strips of land adjoining said land or any parcel thereof, or in or to the air space over said land; all rights of ingress and egress to parking facilities on or within said land; and all claims or demands of Borrower either at law or in equity, in possession or expectancy of, in or to any of the same (all of the foregoing hereinafter collectively called the “Land”).

(b) **Improvements.** All buildings, structures, facilities and other improvements now or hereafter located on the Land, and all building materials, building equipment and fixtures of every kind and nature now or hereafter located on the Land or attached to, contained in, or used in connection with, any such buildings, structures, facilities or other improvements, and all appurtenances and additions thereto and betterments, renewals, substitutions and replacements thereof, now owned or hereafter acquired by the Borrower (all of the foregoing hereinafter collectively called the “Improvements,” and together with the Land called the “Real Property”).

(c) **Personal Property.** All goods, equipment, inventory, supplies and other items or types of tangible personal property (including additions and accessions thereto and replacements and substitutions therefor) now owned or hereafter created or acquired by the Borrower and attached to the Real Property (other than fixtures); or placed on the Real Property and used or useful in connection with, or in any way pertaining or relating to, the Real Property or the use and occupancy thereof, though not attached to the Real Property; or for which the proceeds of the Credit have been or may be advanced, wherever the same may be located; including: a. all lumber and lumber products, bricks, stones, building blocks, sand, cement, roofing materials, paint, doors, windows, hardware, wires, wiring and other building materials; and b. all machinery, equipment, appliances and fixtures for generating or distributing air, water, heat, electricity, light, fuel or refrigeration, or for incinerating or compacting plants, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage, or garbage, and all furniture, furnishings, decorations, art, mirrors, wall-beds, wall-safes, built-in furniture, appliances and installations, linens, towels, cutlery, dishes, shelving, partitions, screens, doorstops, vaults, elevators, escalators, dumbwaiters, awnings, window shades, venetian blinds, curtains, window treatments, light fixtures, bathroom fixtures, fire hoses and brackets and boxes for same, fire sprinklers, alarm systems, drapery rods and brackets, screens, storm doors and windows, linoleum, carpets, rugs, wall coverings, plumbing, laundry and drying equipment, vacuum and other cleaning systems and equipment, call systems, switchboards, iceboxes, refrigerators, heating units, dishwashing equipment, stoves, ovens, water heaters, generators, tanks, motors, engines, boilers, furnaces, incinerators, garbage disposers, video and audio equipment, entertainment equipment and systems, recreation equipment, communication systems, and signage and graphics (all of the foregoing hereinafter collectively called the “Personal Property”).

(d) **Rents and Leases.** All leases, subleases, lettings and licenses, and other use and occupancy agreements, now or hereafter pertaining to any of the Real Property or Personal Property, and

all rents, profits, issues and revenues of the Real Property and Personal Property now or hereafter accruing, whether accruing before or after the filing of any petition by or against the Borrower under the federal Bankruptcy Code; provided, however, that if no Event of Default exists, the Borrower shall have a license (but limited as set forth in Section 5.3(f)) to collect and receive all of such rents, profits, issues and revenues.

(e) **Insurance Policies.** All policies of hazard insurance now or hereafter in effect that insure the Real Property, the Personal Property or any other property conveyed or encumbered hereby, together with all right, title and interest of the Borrower in and to each and every such policy, and all proceeds thereof, including any premiums paid and rights to returned premiums.

(f) **Litigation Awards.** All judgments, damages, settlements, awards, payments and compensation, including all interest thereon, that may be made or due to the Borrower or any subsequent owner of any of the Real Property, the Personal Property or any other property conveyed or encumbered hereby, as a result of the exercise of the right of eminent domain or condemnation, the alteration of the grade of any street or any other injury to or diminution or decrease in value of the Real Property, the Personal Property, or any other such property.

(g) **General Intangibles and Agreements.** (1) All general intangibles relating to the development or use of the Real Property, the Personal Property or any other property conveyed or encumbered hereby, or the management and operation of any business of the Borrower thereon, including all patents, patent applications, trade names, trademarks, trademark applications, knowledge and process, licensing arrangements, blueprints, technical specifications, manuals and other trade secrets; (2) the good will of any business conducted or operated on the Real Property, all governmental licenses and permits relating to the construction, renovation or operation thereof, all names under or by which the same may at any time be operated or known and all rights to carry on business under any such names or any variant thereof; and (3) all contracts and agreements (including construction, renovation, maintenance, engineering, architectural, leasing, management, operating and concession agreements) affecting the Real Property, the Personal Property or any other property conveyed or encumbered by this Agreement, or used or useful in connection therewith, whether now or hereafter entered into.

(h) **Construction Documents.** The Construction Contracts, the Architect Contracts, the Plans and the other Construction Documents.

(i) **Loan Funds, etc.** a. All Loan funds held by the Lender, whether or not disbursed, b. all funds from time to time on deposit in the construction account, c. all reserves, deferred payments, deposits, escrows, refunds, cost savings and payments of any kind related to the Project, and d. all loan commitments and loan insurance related to the Project and all approvals, deposits, fees, applications and documents related thereto.

(j) **Supplemental Documents.** All changes, additions, supplements, modifications, amendments, extensions, renewals, revisions and guaranties to, of or for any agreement or instrument included in the foregoing.

(k) **Proceeds.** All proceeds of any of the foregoing.

As used in this Schedule I, **Borrower** means the debtor described in this financing statement.

Some of the above-described property is now, or may in the future become, affixed to the Land described in Exhibit A. The Borrower is a record owner of the Land.



**SCHEDULE II  
TO  
FINANCING STATEMENT**

This financing statement covers the following items (or types) of property:

1) All leases and subleases, written or oral, and all agreements for use or occupancy of any portion of the land described on Exhibit A attached hereto and made a part hereof (the “Land”) or any improvements, buildings, structures and fixtures now or hereafter located thereon (the “Improvements”) with respect to which the Borrower is the lessor or sublessor, including any existing leases (the “Existing Leases”), any and all extensions and renewals of said leases and agreements and any and all further leases or agreements, now existing or hereafter made, including subleases thereunder, upon or covering the use or occupancy of all or any part of the Land or the Improvements, all such leases, subleases, agreements and tenancies heretofore mentioned (including the Existing Leases), whether entered into before or after the filing by or against the Borrower of any petition for relief under the federal Bankruptcy Code, being covered by this assignment and being hereinafter collectively referred to as the “Leases”;

2) any and all guaranties of the lessee's and any sublessee's performance under any of the Leases;

3) the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which the Borrower may now or shall hereafter (including during the period of redemption, if any) become entitled or may demand or claim, whether paid or accruing before or after the filing of any petition by or against the Borrower for relief under the federal Bankruptcy Code, arising or issuing from or out of the Leases or from or out of the Land or the Improvements, or any part thereof, including minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, and liquidated damages following default, the premium payable by any lessee upon the exercise of any cancellation privilege provided for in any of the Leases, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Land or the Improvements, together with any and all rights and claims that the Borrower may now or hereafter have against any such lessee under the Leases or against any subtenants or occupants of the Land or any of the Improvements; and

4) any award, dividend or other payment made hereafter to the Borrower in any court procedure involving any of the lessees under the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court and any and all payments made by lessees in lieu of rent.

As used in this Schedule I, **Borrower** means the debtor described in this financing statement.

**EXHIBIT A**

(Land Description)

**TRACT I:**

**Address: 190 Airpark Industrial Road, Alabaster, AL**

A part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the West line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  a distance of 1458.55 feet to the point of beginning of the property being described; thence turn 92 degrees 25 minutes 00 seconds left and run Westerly along the North line of Lot 12, Airpark Industrial Complex, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 19, Page 116 and its westerly extension thereof for a distance of 647.19 feet to an existing PK nail set in asphalt; thence turn 91 degrees 10 minutes 41 seconds right and run Northerly 818.28 feet to a point; thence turn 94 degrees 02 minutes 41 seconds right and run Easterly 65.39 feet to a point; thence turn 0 degrees 01 minutes 43 seconds left and continue Easterly 439.18 feet to a point; thence turn 89 degrees 39 minutes 52 seconds left and run Northerly 247.91 feet to a point; thence turn 89 degrees 33 minutes 39 seconds right and run Easterly 153.22 feet to an existing iron rebar set by R.Y. Shiflett being on the southwest right of way line of the 200 foot wide CSX Transportation Railroad right of way; thence turn an angle to the right of 63 degrees 13 minutes 04 seconds and run in a Southeasterly direction along said southwesterly right of way line for a distance of 1123.69 feet to an existing iron rebar set by Weygand and being at a point of intersection with the North line of Lot 12, Commercial Court, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 26, Page 11; thence turn an angle to the right of 116 degrees 26 minutes 34 seconds and run in a Westerly direction along the north line of said Commercial Court Subdivision for a distance of 465.56 feet, more or less, to the point of beginning.

**TRACT II:**

**Address: 200 Kilsby Circle, Bessemer, AL**

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 19 South, Range 4 West; run thence in a Southerly direction along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 528.27 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the left of 85°18'11" to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 4°26'19" and a radius of 2,099.57 feet; thence run in a Southeasterly direction along the Southwesterly right of way line of Seaboard Coastline Railroad for a distance of 162.65 feet to the end of said curve and the point of beginning of a curve to the left; said curve having a central angle of 18°08'52" and a radius of 1,801.86 feet; thence run along the arc of said curve to the left in an Easterly and Northeasterly direction along the Southerly and Southeasterly right of way line of Seaboard Coastline Railroad for a distance of 570.72 feet; thence turn an angle to the right from the tangent of last described course 90°00' and run in a Southeasterly direction for a distance of 785 feet to a point on the centerline of Shades Creek; thence turn an angle to the right of 82°09'12" and run in a Southwesterly direction along the centerline of Shades Creek for a distance of 185.55 feet; thence turn an angle to the right of 6°33'43" and run in a Southwesterly direction along the centerline of Shades

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Creek for a distance of 110.13 feet; thence turn an angle to the right of  $9^{\circ}00'39''$  and run in a Southwesterly direction along the centerline of Shades Creek for a distance of 58.58 feet; thence turn an angle to the right of  $11^{\circ}01'10''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 111.55 feet; thence turn an angle to the right of  $13^{\circ}27'24''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 126.66 feet; thence turn an angle to the right of  $27^{\circ}51'30''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 98.67 feet; thence turn an angle to the right of  $15^{\circ}34'17''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 101.54 feet; thence turn an angle to the right of  $12^{\circ}59'39''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 85.45 feet; thence turn angle to the left of  $2^{\circ}20'33''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 188.26 feet; thence turn an angle to the right of  $8^{\circ}27'41''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 29.24 feet; thence turn an angle to the left of  $25^{\circ}35'52''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 217.59 feet; thence turn an angle to the left of  $8^{\circ}19'55''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance of 58.73 feet; thence turn an angle to the left of  $16^{\circ}32'15''$  and run in a Northwesterly direction along the centerline of Shades Creek for a distance 59.20 feet; thence turn an angle to the right of  $69^{\circ}43'17''$  and run in a Northeasterly direction for a distance 94.18 feet to a point on the Southwesterly right of way line of Seaboard Coastline Railroad; thence turn an angle to the right of  $90^{\circ}$  to the tangent of the following described course; said course being situated on a curve to the left having a central angle of  $1^{\circ}24'46''$  and a radius of 2,099.57 feet; thence run along the arc of said curve to the left in a Southeasterly direction along the Southwesterly right of way line of Seaboard Coastline Railroad for a distance of 51.77 feet to the point of beginning.

Situated in Jefferson County, Alabama, Bessemer Division.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*