

# UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS



20211203000578170 1/5 \$.00  
Shelby Cnty Judge of Probate, AL  
12/03/2021 12:21:29 PM FILED/CERT

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 24870 - CADENCE BANK	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	83721937 ALAL FIXTURE
File with: Shelby, AL	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER 20180124000023530 1/24/2018 CC AL Shelby	1b. <input checked="" type="checkbox"/> This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13
2. <input checked="" type="checkbox"/> TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement	
3. <input type="checkbox"/> ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9 For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8	
4. <input type="checkbox"/> CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law	
5. <input type="checkbox"/> PARTY INFORMATION CHANGE: Check one of these two boxes: <input type="checkbox"/> Debtor or <input type="checkbox"/> Secured Party of record AND Check one of these three boxes to: <input type="checkbox"/> CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c <input type="checkbox"/> ADD name: Complete item 7a or 7b, and item 7c <input type="checkbox"/> DELETE name: Give record name to be deleted in item 6a or 6b	
6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)	
6a. ORGANIZATION'S NAME MBN 300 BUILDING, LLC	
OR	6b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)	
7a. ORGANIZATION'S NAME	
OR	7b. INDIVIDUAL'S SURNAME INDIVIDUAL'S FIRST PERSONAL NAME INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
7c. MAILING ADDRESS	CITY STATE POSTAL CODE COUNTRY
8. <input type="checkbox"/> COLLATERAL CHANGE: Also check one of these four boxes: <input type="checkbox"/> ADD collateral <input type="checkbox"/> DELETE collateral <input type="checkbox"/> RESTATE covered collateral <input type="checkbox"/> ASSIGN collateral Indicate collateral:	

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment) If this is an Amendment authorized by a DEBTOR, check here <input type="checkbox"/> and provide name of authorizing Debtor	
9a. ORGANIZATION'S NAME CADENCE BANK N.A. SUCCESSOR BY MERGER TO STATE BANK AND TRUST COMPANY	
OR	9b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
10. OPTIONAL FILER REFERENCE DATA: Debtor Name: MBN 300 BUILDING, LLC 83721937 5456 6127846	

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form

20180124000023530 1/24/2018 CC AL Shelby

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME

CADENCE BANK N.A. SUCCESSOR BY MERGER TO STATE BANK AND

TRUST COMPANY

OR

12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) SUFFIX



20211203000578170 2/5 \$.00  
Shelby Cnty Judge of Probate, AL  
12/03/2021 12:21:29 PM FILED/CERT

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME

MBN 300 BUILDING, LLC

OR

13b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

Debtor Name and Address:  
MBN 300 BUILDING, LLC - , , GA

Secured Party Name and Address:  
CADENCE BANK N.A. SUCCESSOR BY MERGER TO STATE BANK AND TRUST COMPANY - 4885 RIVERSIDE DRIVE STE 130, MACON, GA 31210

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

16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):

17. Description of real estate:  
See attached Exhibit "A"





20211203000578170 3/5 \$.00  
Shelby Cnty Judge of Probate, AL  
12/03/2021 12:21:29 PM FILED/CERT

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE LAND**

**FEE PARCEL 1 (#300 CORPORATE PARKWAY):**

**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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN NORTH 0 DEGREES 00 MINUTES EAST (ASSUMED) ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1115.12 FEET 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 2088.72 FEET 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 SUBDIVISION; 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 48 SECONDS EAST ALONG THE COMMON BOUNDARY OF SAID LOTS 2 AND 4 A DISTANCE OF 410.33 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 4, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 48 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 4 A DISTANCE OF 338.18 FEET TO A POINT; THENCE SOUTH 67 DEGREES 18 MINUTES 52 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 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 13 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 41 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 24 SECONDS AND A CHORD BEARING OF SOUTH 54 DEGREES 32 MINUTES 01 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 523.56 FEET TO THE P.C.C. (POINT OF COMPOUND CURVE) OF A CURVE TO THE RIGHT HAVING



20180124000023530 3/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 10:03:29 AM FILED/CERT



20211203000578170 4/5 \$.00  
Shelby Cnty Judge of Probate, AL  
12/03/2021 12:21:29 PM FILED/CERT

A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 31 SECONDS AND A CHORD BEARING OF NORTH 57 DEGREES 32 MINUTES 31 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 217.95 FEET TO THE P.T. (POINT OF TANGENT) OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 52 DEGREES 06 MINUTES 46 SECONDS WEST ALONG THE RIGHT-OF-WAY LINE OF CORPORATE PARKWAY A DISTANCE OF 100.00 FEET TO THE SOUTHERNMOST CORNER OF LOT 2 OF SAID MEADOW BROOK CORPORATE PARK SOUTH PHASE II; THENCE NORTH 31 DEGREES 41 MINUTES 55 SECONDS EAST ALONG THE PROPERTY BOUNDARY OF SAID LOT 2 A DISTANCE OF 237.30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME REAL PROPERTY DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and run North 0°00' East (assumed) along the East line of said 1/4-1/4 section a distance of 1115.12 feet to a point on the Southeasterly right-of-way line of U. S. Highway #280; thence South 83°13'57" West along the Southeasterly right-of-way line of U. S. Highway #280 a distance of 2088.78 feet (2088.74 ft measured) to the Northwesternmost 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 Northeasternmost corner of Lot 2 of said subdivision; thence South 12°44'50" East along the common boundary of said Lots 2 and 4 a distance of 349.64 feet to a point; thence South 30°56'15" East along the common boundary of said Lots 2 and 4 a distance of 410.59 feet (410.30 ft measured) to the Southernmost corner of said Lot 4, said point being the POINT OF BEGINNING of the parcel herein described; thence North 48°40'59" East along the property boundary of said Lot 4 a distance of 338.00 feet (338.14 ft measured) to a point; thence South 67°19'02" 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 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°47'46" and a chord bearing of South 0°56'09" 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°57'44" East along the right-of-way line of Corporate Parkway a distance of 150.00 feet (150.16 ft measured) to the P.C. (point of curve) of a curve to the right having a radius of 240.00 feet, a central angle of 125°00'00" (124°59'37" measured) and a chord bearing of South 54°32'05" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 523.60 feet (523.57 ft measured) to the P.C.C. (point of compound curve) of a curve to the right having a radius of 1150.00 feet, a central angle of 10°50'38" (10°51'19" measured) and a chord bearing of North 57°32'28" West; thence along the arc of said curve and the right-of-way line of Corporate Parkway a distance of 217.65 feet (217.88 ft measured) to the P.T. (point of tangent) of said curve; thence tangent to said curve North 52°06'48" West along the right-of-way line of Corporate Parkway a distance of 100.00 feet to the Southernmost corner of Lot 2 of said Meadow Brook Corporate Park South Phase II; thence North 31°41'53" East along the property boundary of said Lot 2 a distance of 237.30 feet to the POINT OF BEGINNING.

20180124000023530 4/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 10:03:29 AM FILED/CERT



20211203000578170 5/5 \$.00  
Shelby Cnty Judge of Probate, AL  
12/03/2021 12:21:29 PM FILED/CERT

**EASEMENT PARCEL 2:**

TOGETHER WITH THE FOLLOWING EASEMENT APPURTENANT TO FEE PARCEL 1:  
(I) THAT CERTAIN EASEMENT AGREEMENT DATED AS OF MARCH 6, 1989, BY AND  
AMONG DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, DANIEL MEADOW  
BROOK ONE LIMITED PARTNERSHIP, AND DANIEL MEADOW BROOK IV LIMITED  
PARTNERSHIP, AS RECORDED IN BOOK 229, PAGE 631, IN THE OFFICE OF THE JUDGE  
OF PROBATE OF SHELBY COUNTY, ALABAMA, AND (II) THAT CERTAIN EASEMENT  
AGREEMENT FOR INGRESS AND EGRESS DATED AS OF MARCH 6, 1989, BY AND  
BETWEEN DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP AND DANIEL MEADOW  
BROOK IV LIMITED PARTNERSHIP, AS RECORDED IN BOOK 229, PAGE 641, IN SAID  
PROBATE OFFICE.



20180124000023530 5/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/24/2018 10:03:29 AM FILED/CERT