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UCC1 1/4

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) J. Bradford Simpson, (404) 588-0505	
B. E-MAIL CONTACT AT FILER (optional) bsimpson@dpsslegal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>DAVIS, PICKREN, SEYDEL & SNEED, LLP 285 PEACHTREE CENTER AVENUE MARQUIS TOWER TWO, SUITE 2300 ATLANTA, GEORGIA 30303</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 Exclusive Holdings LLC			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2630 Pelham Parkway		CITY Pelham	STATE AL	POSTAL CODE 35124
			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)

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 one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME TRUIST BANK			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 214 N. TYRON STREET		CITY CHARLOTTE	STATE NC	POSTAL CODE 28202-1078
			COUNTRY USA	

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

ALL PROPERTY OF DEBTOR DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, INCLUDING BUT NOT LIMITED TO THOSE ITEMS OF PROPERTY WHICH MAY BE OR BECOME FIXTURES ATTACHED TO THE REAL PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

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/Licensor	
8. OPTIONAL FILER REFERENCE DATA: FILE IN SHELBY COUNTY, ALABAMA	

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 <input type="checkbox"/>	
9a. ORGANIZATION'S NAME Exclusive Holdings LLC	
OR	
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

10a. ORGANIZATION'S NAME					
OR					
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

11. <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME <u>or</u> <input type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> name (11a or 11b)					
11a. ORGANIZATION'S NAME					
OR					
11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> 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 "B" ATTACHED HERETO AND MADE A PART HEREOF.

17. MISCELLANEOUS:

EXHIBIT "A"

1. **DEBTOR:** Exclusive Holdings LLC, An Alabama limited liability company
2. **SECURED PARTY:** Truist Bank
3. **COLLATERAL:** All of the following property of the Debtor, being defined as the Collateral, whether now owned or hereafter acquired or arising, wherever located, including without limitation, any and all fixtures which are or become attached or affixed to the real property known as 2630 Pelham Parkway, Pelham, Alabama 35124, as more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Land") including but not limited to: Buildings, structures and improvements of every nature whatsoever now or hereafter situated in or on, or attached to, or used or intended to be used in connection with, or the operation of, the Land, and any and all air conditioners, antennae, appliances, apparatus, awnings, basins, bathtubs, boilers, bookcases, cabinets, carpeting or other floor coverings, cooking apparatus and appurtenances, coolers, crops, curtains, dehumidifiers, disposals, doors, drapes, dryers, ducts, dynamos, electric fixtures, elevators, engines, equipment, escalators, fans, fire extinguishers and any other safety equipment required by governmental regulation or law, fittings, floor coverings, furnaces, furnishings, furniture, gas and electric fixtures, hardware, heaters and heating fixtures, humidifiers, incinerators, lighting, machinery, mirrors, motors, ovens, pipes, plumbing, pumps, radiators, ranges, recreational facilities, refrigerators and refrigerating plants, screens, security systems, shades, shelving, shrubs, sinks, sprinklers, stokers, storm sashes, stoves, timber, toilets, trees, ventilators, wall coverings, washers, water heaters, windows, window coverings and screens, wiring, and all renewals or replacements thereof or articles in substitution therefor, attached to or otherwise related to the Land.
4. **SBA STIPULATIONS.** The Loan secured by this UCC Financing Statement was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:
 - (a) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.
 - (b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Debtor may claim or assert against SBA any local or state law to deny any obligation of Debtor or defeat any claim of SBA with respect to this Loan.
 - (c) Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

EXHIBIT "B"

LEGAL DESCRIPTION

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, run Northerly along the West boundary line of the Southeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West for 442.13 feet to the Point of Beginning of the land herein described; thence turn an angle of 90 degrees to the right and run Easterly 465.13 feet, more or less, to a point on the West right-of-way line of U.S. 31 Highway; thence turn an angle of 62 degrees 26 minutes to the left and run Northeasterly along the West right-of-way line of U.S. 31 Highway 848.0 feet; thence turn an angle of 84 degrees 19 minutes 30 seconds to the left and run Northwesterly 1025.35 feet, more or less, to a point on the West boundary line of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 3 West; thence run Southerly along the West boundary line of the East half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, 1313.76 feet, more or less, to the Point of Beginning. This land being a part of the East half of the Southeast Quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and Except two parcels previously conveyed to Alabama Industrial Fabricators, Inc. by deeds recorded in Deed Book 263, Page 298 and Deed Book 304, Page 493, in the Probate Office of Shelby County, Alabama.

Also Less and Except that certain parcel conveyed to Young Men's Christian Association of Birmingham, Alabama, a corporation, by deed recorded in Real Record 276, Page 177 in the Probate Office of Shelby County, Alabama.

More Particularly Described as Based on a Survey Prepared By Derek S. Meadows, PLS No. 29996, Dated December 29, 2022 :

A parcel of land located in the Southeast one quarter of the Southeast one quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a found 3 inch capped pipe marking the Southwest corner of the above mentioned quarter-quarter section; thence run North 00 Degrees 32 Minutes 15 Seconds West along the West line of said quarter-quarter section for a distance of 442.22 feet to a point; thence leaving said West line run North 89 Degrees 27 Minutes 45 Seconds East for a distance of 126.92 feet to a found capped rebar stamped JPS, said point marking the POINT OF BEGINNING of the parcel herein described; thence run North 27 Degrees 04 Minutes 53 Seconds East for a distance of 781.39 feet to a found capped rebar stamped JPS; thence run South 63 Degrees 06 Minutes 32 Seconds East for a distance of 298.78 feet to a found capped rebar stamped JPS, said point lying on the West right of way of US Highway 31; thence run South 26 Degrees 57 Minutes 07 Seconds West along said right of way for a distance of 625.73 feet to a found 5/8 inch rebar; thence leaving said right of way run South 89 Degrees 31 Minutes 28 Seconds West for a distance of 338.61 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2023 03:09:45 PM
\$43.00 BRITTANI
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Alvin S. Boyd