

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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) 11478 - WELLS FARGO

Lien Solutions
P.O. Box 29071
Glendale, CA 91209-9071

93332558

ALAL
FIXTURE

File with: Shelby, AL

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
DonohooAuto, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

8122 Helena Rd

Pelham

AL

35124-2725

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

OR

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)

3a. ORGANIZATION'S NAME
Wells Fargo Bank, N.A.

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

P. O. Box 1870, MAC D4004-03D

Winston Salem

NC

27102

USA

4. COLLATERAL: This financing statement covers the following collateral:
- (a) all real property located in Shelby County, Alabama, and described on Exhibit A attached hereto;

(b) all easements, rights-of-way and rights used in connection with or as a means of access to any portion of said real property;

(c) all tenements, hereditaments and appurtenances thereof and thereto;

(d) all right, title and interest of Debtor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining said real property, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with said real property;

(e) all buildings, improvements and landscaping now or hereafter erected or located on said real property;

Complete only when filing with the Judge of Probate:
The initial indebtedness secured by this financing statement is \$0.00
Mortgage tax due (\$.15 per \$100.00 or fraction thereof) \$0.00

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:
93332558

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

DonohooAuto, 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

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

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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

(f) all development rights, governmental or quasi-governmental licenses, permits or approvals, zoning rights and other similar rights or interests which relate to the development, use or operation of, or that benefit or are appurtenant to, said real property;

(g) all mineral rights, oil and gas rights, air rights, water or water rights, including without limitation, all wells, canals, ditches and reservoirs of any nature and all rights thereto, appurtenant to or associated with said real property, whether decreed or undecreed, tributary or non-tributary, surface or underground, appropriated or unappropriated, and all shares of stock in any water, canal, ditch or reservoir company, and all well permits, water service contracts, drainage rights and other evidences of any such rights;

(h) all interest or estate which Debtor now has or may hereafter acquire in said real property and all additions and accretions thereto, and all awards or

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:

Exhibit A Attached

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 ☐

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OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):
payments made for the taking of all or any portion of said real property by eminent domain or any proceeding or purchase in lieu thereof, or any damage to any portion of said real property;

(i) all goods, tools, machinery, furnishings, furniture and other equipment and fixtures of Debtor now owned or hereafter acquired, and all improvements, replacements, accessions and additions thereto and embedded software included therein, now or at any time hereafter located at or installed on the land or in the improvements at the real property described above, and all such goods after they have been removed from said real property (the above goods are or are to become fixtures on the real property described above); and

(j) all proceeds of any of the foregoing, including without limitation, all rights to payment with respect to any insurance, including returned premiums, or

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☐ 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: 93332558-AL-117 11478 - WELLS FARGO AUTO Wells Fargo Bank, N.A. File with: Shelby, AL



UCC FINANCING STATEMENT ADDENDUM

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INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)SUFFIX

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COUNTRY

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OR

11a. ORGANIZATION'S NAME

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)SUFFIX

11c. MAILING ADDRESS

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STATE

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COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):
any claim or cause of action relating to any of the foregoing.

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14. This FINANCING STATEMENT:
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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: 93332558-AL-117 11478 - WELLS FARGO AUTO Wells Fargo Bank, N.A. File with: Shelby, AL



EXHIBIT A

(Description of Property)

Exhibit A to Mortgage and Assignment of Rents and Leases executed by DONOHOOAUTO, LLC, an Alabama limited liability company, as Mortgagor, to WELLS FARGO BANK, NATIONAL ASSOCIATION, as Mortgagee, dated as of March 27, 2015.

PARCEL 1:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, in Shelby County, Alabama, thence run North along the East line of said 1/4 - 1/4 section for 400 feet to a point of beginning; thence continue along the East line of said 1/4 - 1/4 section for 470.32 feet to an iron pin; thence 94 degrees 3 minutes 30 seconds left run in a Westerly direction 243.15 feet to a point on the Easterly right of way line of Helena-Acton County Road; thence 67 degrees 1 minute left and run in a Southerly direction along the right of way line for 100.73 feet; thence 4 degrees 48 minutes right and continue Southerly along the right of way line for 62.91 feet; thence 91 degrees 34 minutes 43 seconds left and run Southeasterly for 170.65 feet; thence 80 degrees 37 minutes 43 seconds right and run Southerly for 162.28 feet; thence left 79 degrees 15 minutes and run Southeasterly 194.49 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL II:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West in Shelby County, Alabama, thence run North along the East line of said 1/4 - 1/4 section for 400.0 feet; thence 66 degrees 32 minutes left and run Northwesterly for 194.49 feet to the point of beginning of the property herein described; thence continue Northwesterly along the last stated course for 213.00 feet to a point on the Easterly right of way line of the Helena-Acton County Road; thence 96 degrees 01 minutes right and run Northerly along said right of way line for 114.22 feet; thence 5 degrees 49 minutes left and continue Northerly along said right of way line for 41.74 feet; thence 88 degrees 25 minutes 17 seconds right and run Southeasterly for 170.65 feet; thence 80 degrees 37 minutes 43 seconds right and run Southerly for 162.28 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

PARCEL III:

Lots 1, 2, 3, 4, 5 and 6, according to the Final Plat of Broadview Commercial Park, as recorded in Map Book 30, Page 117, in the Probate Office of Shelby County, Alabama.

PARCEL IV:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 36 and run Northerly along the East line of said 1/4 - 1/4 for a distance of 400.0 feet to a point; thence turn left and run Northwesterly for a distance of 407.67 feet to a point on the Southeasterly right of way of Shelby County Highway No. 261; thence run Southwesterly along said right of way for a distance of 361.41 feet to a point; thence leaving said right of way run Southeasterly for a distance of 514.14 feet to a point on the South line of said Southwest 1/4, thence run Easterly along said South line for a distance of 172.04 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

Less and except the Subdivision of Final Plat of Broadview Commercial Park, as recorded in Map Book 30, Page 117, in the Probate Office of Shelby County, Alabama.

PARCEL V:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama and run Westerly along the South line of said 1/4 - 1/4 section for 641.46 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 238.10 feet to a point on the Southeast right of way of Alabama Highway No. 261; thence turn 135 degrees 29 minutes 36 seconds right and run Northeasterly along said right of way line for 213.93 feet; thence turn 86 degrees 30 minutes 00 seconds right and run Southeasterly 153.00 feet; thence turn 78 degrees 38 minutes 19 seconds right and run 55.32 feet to the point of beginning.

PARCEL VI:

Lot 9, according to the final plat of Hayesbury Commercial Park Phase I, as recorded in Map Book 30, Page 71, in the Probate Office of Shelby County, Alabama.

PARCEL VII:

Lot 14, according to the final plat of Hayesbury Commercial Park Phase I, as recorded in Map Book 30, Page 71, in the Probate Office of Shelby County, Alabama.

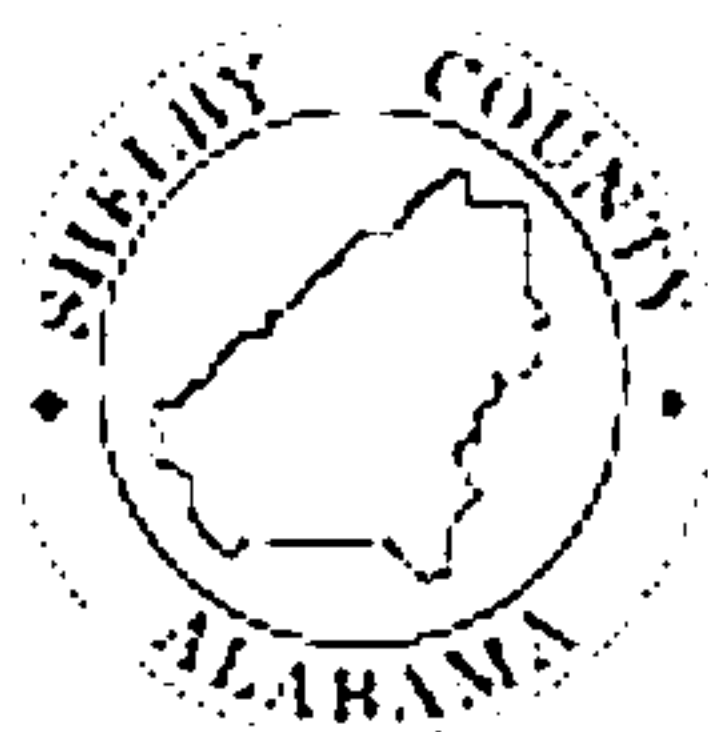
PARCEL VIII:

Lot 19, according to the final plat of Hayesbury Commercial Park Phase I, as recorded in Map Book 30, Page 71, in the Probate Office of Shelby County, Alabama.

PARCEL IX:

Lot 20, according to the final plat of Hayesbury Commercial Park Phase I, as recorded in Map Book 30, Page 71, in the Probate Office of Shelby County, Alabama.

All Being Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2023 03:35:48 PM
\$49.00 BRITTANI
20230605000170040

Allen S. Bayl