Is @dentons.com  KNOWLEDGMENT TO: (Name and Address)  thy D. Davis  Diss Sirote PC  Highland Avenue South  ingham, Alabama 35205  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  S NAME: Provide only gng Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)  IZATIONS NAME  BUILDING CO., LLC  DUAL'S SURNAME  CITY  STATE POSTAL CODE  COUNTRY  SUSA  S NAME: Provide only gng Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)  SULLS UNDAME  S NAME: Provide only gng 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 Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)  INZATION'S NAME  DUAL'S SURNAME  FIRST PERSONAL NAME  FIRST PERSONAL NAME  ADDITIONAL NAME(S/INITIAL(S)  SUFFIX  DIAL'S SURNAME or NAME or NAME or ASSIGNEE or ASSIGNOR SECURED PARTY): Provide only gng Secured Party name (3a or 3b)  PARTY'S NAME  POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  D'PARTY'S NAME (or NAME or NASSIGNEE or ASSIGNOR SECURED PARTY): Provide only gng Secured Party name (3a or 3b)  PARTY'S NAME  POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  STATE POSTAL CODE  COUNTRY  D'PARTY'S NAME (or NAME or NASSIGNEE or ASSIGNOR SECURED PARTY): Provide only gng Secured Party name (3a or 3b)  COUNTRY  COUNTRY  STATE POSTAL CODE  COUNTRY  STATE POS	SEND ACKNOWLEDGMENT TO: (Name and Address)  Timothy D. Davis Dentons Sirote PC 2311 Highland Avenue South Birmingham, Alabama 35205  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  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 information in item 10 of the Financing Statement Addendum (Form UCCTAd)  1a. ORGANIZATION'S NAME  CSS BUILDING CO., LLC  1b. INDIVIDUAL'S SURNAME  FIRST PERSONAL NAME  ADDITIONAL NAME(SJINITIAL(S) SUFFIX  STATE POSTAL CODE  COUNTY  STATE POSTAL CODE  C	N. NAME & PHONE OF CONTACT AT FILER (optional)  Timothy D. Davis 205-930-5132				
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Highland Avenue South ingham, Alabama 35205  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  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 information in item 10 of the Financing Statement Addendum (Form UCC1Ad) III. Interesting the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad) III. Interesting the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad) III. Interesting the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad) III. Interesting the Individual Debtor Information in item 10 of the Financing Statement Addendum (Form UCC1Ad) III. In Interesting In	2311 Highland Avenue South Birmingham, Alabama 35205  THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY  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 Information in item 10 of the Financing Statement Addendum (Form UCC1Ad)  1a. ORGANIZATION'S NAME  CSS BUILDING CO., LLC  1b. INDIVIDUAL'S SURNAME  FIRST PERSONAL NAME  ADDITIONAL NAME(S)INITIAL(S)  SUFFIX  MAILING ADDRESS  OITY  STATE  POSTAL CODE  AS14  AS147  USA  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 information in item 10 of the Financing Statement Addendum (Form UCC1Ad)  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 information in item 10 of the Financing Statements Addendum (Form UCC1Ad)  2a. ORGANIZATION'S NAME  2b. INDIVIDUAL'S SURNAME  FIRST PERSONAL NAME  ADDITIONAL NAME(S)/INITIAL(S)  SUFFIX  MAILING ADDRESS  CITY  STATE  POSTAL CODE  COUNTR  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  Peoples Bank of Alabama  Sa. DISPINDUAL'S SURNAME  FIRST PERSONAL NAME  Postal Code  FIRST PERSONAL NAME  Postal Code  COUNTR  AL  STATE  POSTAL CODE  COUNTR  AL  STATE  POSTAL CODE  COUNTR  Sa. DISPINDUAL'S SURNAME  POSTAL CODE  COUNTR  SA. DISPINDUAL'S					
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the real property described in Exhibit A attached hereto, whether now owned or existing or hereafter created on the Filing secures an indebtedness in the original principal amount of \$453,300.00.  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 Represent	his Fixture Filing secures an indebtedness in the original principal amount of \$453,300.00.  The 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 Represent	MAILING ADDRESS 17 20th Street North  COLLATERAL: This financing statement covers the following collateral all of the property and collateral and types of prelating to the real property described in Exhibit equired.  This Fixture Filing secures an indebtedness in the control of the property described in Exhibit equired.  Check only if applicable and check only one box: Collateral is held in	Birmingham Toperty and collateral described of A attached hereto, whether now e original principal amount of \$4	on Schedule A owned or exidence of the second secon	sting or hereafter c	Represent
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## UCC FINANCING STATEMENT ADDENDUM

OC. MAILING ADDRESS  CITY  STATE POSTAL CODE  COUNTY  1. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)  11a. ORGANIZATION'S NAME  11b. INDIVIDUAL'S SURNAME  ADDITIONAL NAME(S)/INITIAL(S)  SUFF	OLLOW INSTRUCTIONS						
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(if Debtor does not have a record interest):	REAL ESTATE RECORDS (if applicable)	<b>₹</b>		<del></del>	xtracted c	ollateral 🗾 is filed as a	a fixture filing
		·		ed hereto an	d mad	e a part hereof.	

## Schedule A

- (a) All that tract or parcel or parcels of land and estates more particularly described on Exhibit A, attached hereto, and made a part hereof (the "Land");
- All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever (including, without limitation, property and collateral described in the financing statements filed in connection herewith which are incorporated herein by reference as if set forth fully and at length) now or hereafter owned by the Debtor and used or intended to be used in connection with the construction, use, operation or enjoyment of said property, buildings, structures or other improvements (except household goods of the Debtor not acquired with the proceeds of any amount secured hereby), including all extensions, additions, improvements, betterments, renewals, substitutions and replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements"); however, if the Land is, at any time during the term of the Loan evidenced by the Note, located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Improvements are limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended);
- (c) All accounts (as presently or hereafter defined in the Uniform Commercial Code), general intangibles, goods, contracts and contract rights relating to the Land, Improvements, and other Mortgaged Property, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, franchise agreements, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land, Improvements and other Mortgaged Property;
- (d) All easements, rights of way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, leases, subleases, licenses, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the Mortgaged Property, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Debtor, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Debtor of, in and to the same, including but not limited to:
- (i) All rents, royalties, profits, issues and revenues of the Land, Improvements, and other Mortgaged Property from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Debtor, however, so long as there is no default hereunder, the right to receive and retain the rents, issues and profits thereof; and
- (ii) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Land, Improvements, or other Mortgaged Property, or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Land, Improvements, or other Mortgaged Property, or any part thereof, or to any rights or

appurtenances thereto, including any award for change of grade or streets. Secured Party is hereby authorized on behalf of and in the name of Debtor to execute and deliver valid acquittances for, and appeal from, any such judgments or awards. Secured Party may apply all such sums or any part thereof so received, after the payment of all its expenses, including costs and attorneys' fees on any of the indebtedness secured hereby in such manner as it elects, or at its option, the entire amount or any part thereof so received may be released;

- (e) Any and all licenses, development permits, building permits, utility supply agreements, sewer and water discharge permits and agreements, and other licenses, permits and agreements relating to the use, development, construction, occupancy and operation of the Land and Improvements, whether now or hereafter issued or executed, and all modifications, amendments, replacements or re-issuances of the foregoing; and
- (f) All proceeds and products, cash or non-cash (including, but not limited to, all insurance, contract and tort proceeds and all inventory, accounts, chattel paper, documents, instruments, equipment, fixtures, consumer goods and general intangibles acquired with cash proceeds of any of the property described above) of any of the foregoing types or items of property described in subparagraphs(a), (b), (c) (d) or (e) above.

## **EXHIBIT A**

A parcel of land located in the East half of the SW 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 29; thence run South along the East line of said Section 29 a distance of 4068.02 feet; thence right 90 degrees 00 minutes 00 seconds a distance of 2856.63 feet to the point of intersection of the Westerly right-of-way of Shelby County Highway #51 and the Southerly right-of-way of the Seaboard Coast Line Railroad and the point of beginning; thence run left 04 degrees 56 minutes 52 seconds along said railroad right-of-way a distance of 290.00 feet; thence turn left 85 degrees 44 minutes 50 seconds a distance of 150.00 feet; thence turn left 94 degrees 15 minutes 10 seconds a distance of 290.00 feet to said highway right-of-way; thence turn left 88 degrees 57 minutes 08 seconds along said highway right-of- way a distance of 75.12 feet; thence turn right 06 degrees 24 minutes 37 seconds along said right-of-way a distance of 75.12 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2023 12:53:50 PM
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