

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Vaughn McWilliams (659) 200-9586
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div><div>DLB Attorneys at Law LLC</div><div>2100B Southbridge Parkway, Ste 240</div><div>Birmingham, AL 35209</div></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)

1a. ORGANIZATION'S NAME				
OR	1b. INDIVIDUAL'S SURNAME Fouladbakhsh	FIRST PERSONAL NAME Moiz	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2057 Valleydale Road	CITY Hoover	STATE AL	POSTAL CODE 35244	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)

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 Oakworth Capital Bank				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 850 Shades Creek Parkway	CITY Birmingham	STATE AL	POSTAL CODE 35209	COUNTRY USA

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

All assets of the Debtor, used or useful in connection with the Property described as follows:

252 Highway 39, Chelsea, Alabama 35043

THIS FINANCING STATEMENT IS FILED AS ADDITIONAL SECURITY IN CONNECTION WITH A MORTGAGE AND SECURITY AGREEMENT BEING FILED SIMULTANEOUSLY HEREWITH, IN WHICH THE APPROPRIATE MORTGAGE TAX IS BEING PAID.

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 with the Probate Court of 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 ☐

9a. ORGANIZATION'S NAME

OR

9b. INDIVIDUAL'S SURNAME

Fouladbakhsh

FIRST PERSONAL NAME

Moiz

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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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. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one 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. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

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

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

16. Description of real estate:

See Exhibit A, attached hereto.

17. MISCELLANEOUS:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2024 12:49:37 PM
 \$41.00 PAYGE
 20240103000002010

Allen S. Bayl

EXHIBIT "A"

A parcel of land lying in and being a part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin set at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence proceed in an Easterly direction along the North line of said Northwest 1/4 of Southeast 1/4 for 737.47 feet to a point; thence leaving said North line of Northwest 1/4 of Southeast 1/4, turn a deflection angle right of 92 deg. 34 min. 22 sec. and proceed Southerly for 210.3 feet to a point, thence turn a deflection angle right of 87 deg. 30 min. 00 sec. and proceed Westerly for 50.30 feet to an iron pin set on the Southwest line of a flare to the right of way of U.S. Highway 280, said point also known as the Point of Beginning of herein described parcel, said point also lying in a curve to the right, said curve having a radius of 1372.39 feet and central angle of 2 deg. 10 min. 58 sec., thence turn a deflection angle left of 82 deg. 36 min. 03 sec. to the tangent of said curve and proceed Southerly along the arc of said curve and along said Southwest line of right of way flare for 52.28 feet to a concrete monument found; thence turn a deflection angle right of 00 deg. 07 min. 21 sec. from tangent of the previous curve and continue Southerly along said Southwesterly line of right of way flare for 12.68 feet to a concrete monument found; thence turn a deflection angle left of 90 deg. 00 min. 00 sec. and proceed Easterly along the South end of said right of way flare for 37.82 feet to an iron pin set on the Westerly approximate prescriptive right of way margin of Shelby County Road #39; thence turn a deflection angle right of 88 deg. 42 min. 17 sec. and proceed Southerly along said Westerly approximate prescriptive right of way margin for 74.74 feet to an iron pin set at the beginning of a curve to the left, said curve being tangent to the last described course and having a radius of 977.85 feet and a central angle of 12 deg. 06 min. 59 sec., thence proceed Southerly along the arc of said curve and along said Westerly approximate prescriptive right of way margin for 206.79 feet to an iron pin set at the end of said curve; thence proceed Southerly along said Westerly approximate prescriptive right of way on a line tangent to last described curve for 54.18 feet to an iron pin set; thence leaving said Westerly approximate prescriptive right of way margin turn a deflection angle right of 92 deg. 14 min. 04 sec. and proceed Westerly for 414.66 feet to an iron pin found; thence turn a deflection angle right of 88 deg. 14 min. 37 sec. and proceed Northwesterly for 209.56 feet to an iron pin found; thence turn a deflection angle of 15 deg. 33 min. 52 sec. and proceed Northeasterly for 211.11 feet to an iron pin found; thence turn a deflection angle right of 77 deg. 39 min. 53 sec. and proceed Easterly for 369.70 feet to the Point of Beginning.