

UCC FINANCING STATEMENT  
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)  
Lindsey Hulsey 706-291-6223

B. E-MAIL CONTACT AT SUBMITTER (optional)  
Lhulsey@mvp-lawfirm.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)  
McRae, Smith & Peek  
Suite 300  
111 Bridgepoint Plaza  
Rome, GA 30161

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

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  
NEWVIEW PARTNERS, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS  
162 W. Main Street, Suite 101

CITY  
Cartersville

STATE  
GA

POSTAL CODE  
30120

COUNTRY

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  
River City Bank

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS  
228 N. 2nd Avenue

CITY  
Rome

STATE  
GA

POSTAL CODE  
30165

COUNTRY

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

See Exhibit "A" collateral description attached hereto and made a part hereof.

See Exhibit "B" property addresses concerning leasehold interest in borrower's ground leases, billboard signs and equipment.

See Exhibit "C" legal descriptions attached hereto and made a part hereof.

[NV-005] 153 Narrows Pkwy, Birmingham, AL  
[NV-015] 13511 Old Hwy 280, Chelsea, AL  
[NV-016] 9008 Hwy 17, Maylene, AL

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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

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  
NEWVIEW PARTNERS, 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. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME  
RIVER CITY BANK

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

228 N. 2ND AVENUE

CITY

ROME

STATE

GA

POSTAL CODE

30165

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)

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:  
  
\*See Exhibit "A" collateral description attached hereto and made a part hereof.  
\*See Exhibit "B" property addresses concerning leasehold interest in borrower's ground leases, billboard signs and equipment.  
\*See Exhibit "C" legal descriptions attached hereto and made a part hereof. [NV-005] 153 Narrows Pkwy, Birmingham, AL; [NV-015] 13511 Old Hwy 280, Chelsea, AL 35242; [NV-016] 9008 Hwy 17, Maylene, AL

17. MISCELLANEOUS:

**EXHIBIT "A"****Collateral**

All of Borrower's equipment, machinery, apparatus, fittings, furnishings and personal property of every kind or description ("Collateral") whatsoever now or hereafter located on those certain real properties being more particular described on Exhibit "B" or, in the event the current collateral is moved, then on any future parcel of real property to which the collateral is relocated ("Property") and used in connection with the operation or maintenance of billboard signs on the Property along with all accessions and additions to and replacements of the foregoing; all of Borrower's contract rights, lease rights and general intangibles ("General Intangibles") of every kind, character and description, both now owned or hereafter acquired, which are directly or indirectly related to the Collateral, including, without limitation, goodwill, trademarks, trade styles, trade names, patents, patent applications and deposit accounts; all ("Proceeds") of any and all of the foregoing Collateral including, but not limited to, cash proceeds, contractual rights, accounts receivable, notes, drafts, acceptances, chattel paper, security agreement, rebates, refunds or other credit received by Borrower with respect to collateral securing the obligations and, to the extent not otherwise included, all payments under insurance (whether or not Bank is the loss payee thereof), any indemnity, warranty, or guaranty, payable by reason of loss or damage to or otherwise with respect to any of the foregoing Collateral, and including, without limitation, all moneys due or to become due in connection with any of the Collateral.

## **EXHIBIT "B"**

### **LEASEHOLD INTEREST IN BORROWER'S GROUND LEASES**

- (NVT-01 )2699 Water Level Hwy, SE, Cleveland, TN
- (NV-14) US Hwy 431 South of Anderton Lane, Owens Cross Road, AL
- (NV-19) 1902 A. E. Moore Road, Moody, AL
- (NV-30) 1275 Old Talladega Hwy, Sylacauga, AL
- (NV-33) 40404 US Hwy 280, Oak Grove, AL
- (NV-36) 245 Old US Hwy 231, Cropwell, AL
- (NV-34) AL Hwy 20 S Tanner, Limestone County, AL
- (NV-16) 9008 Hwy 17, Maylene, AL
- (NV-05) 153 Narrows Parkway, Birmingham, AL
- (NV-15) 13511 Old Hwy 280, Chelsea, AL

### **BILLBOARD SIGNS AND EQUIPMENT**

- (NVT-01 )2699 Water Level Hwy, SE, Cleveland, TN
- (NV-14) US Hwy 431 South of Anderton Lane, Owens Cross Road, AL
- (NV-19) 1902 A. E. Moore Road, Moody, AL
- (NV-30) 1275 Old Talladega Hwy, Sylacauga, AL
- (NV-33) 40404 US Hwy 280, Oak Grove, AL
- (NV-36) 245 Old US Hwy 231, Cropwell, AL
- (NV-34) AL Hwy 20 S Tanner, Limestone County, AL
- (NV-16) 9008 Hwy 17, Maylene, AL
- (NV-05) 153 Narrows Parkway, Birmingham, AL
- (NV-15) 13511 Old Hwy 280, Chelsea, AL



**EXHIBIT C**

A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTIES:

**[NV-05]**

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-E, according to the Resurvey of Lot 2, The Narrows Commercial Subdivision, Sector 2, as recorded in Map Book 27 Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 2D, according to the Amended Plat, Resurvey of Lot 2, The Narrows Commercial Subdivision, Sector 2 as recorded in Map Book 28, Page 145, in the Probate Office of Shelby County, Alabama.

Together with rights obtained, which constitute an interest in real estates under that certain Reciprocal Easement Agreement by Equine Partners, LLC dated February 23, 2001 and recorded in Instrument 2001-06368.

Together with non-exclusive easement to use the Common Areas as more particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-17137 and First Amendment thereto recorded as Instrument 2000-41911 in the Probate Office of Shelby County, Alabama.

Parcel ID#: 09 4 20 1 004 004.003 and 09 4 20 1 004 004.004

**[NV-15]**

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-C, according to a Resurvey of Lot 1 of the Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the Common Areas as more particularly described in The Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-17137 and First Amendment thereto recorded as Instrument 2000-41911 in the Probate Office of Shelby County, Alabama.

Parcel ID#: 09 4 17 3 001 003.001

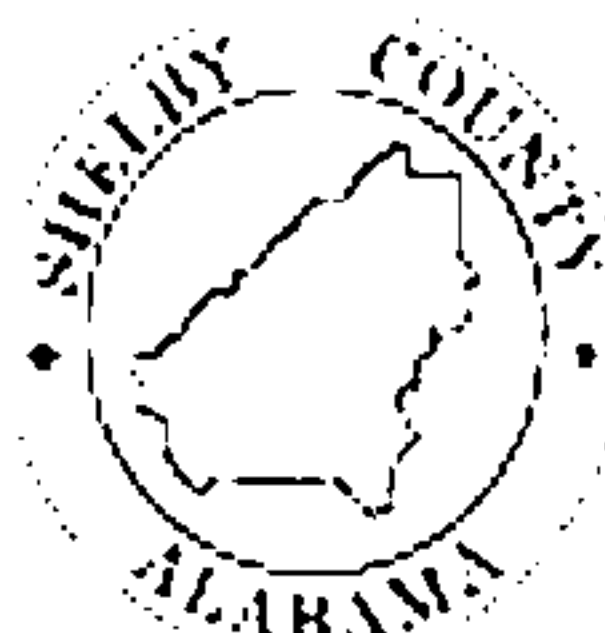
**[NV-16]**

The following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 1-A, according to the Resurvey of Lot 1 of Longmeadow Farms Subdivision, as recorded in Map Book 48, Page 36, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Parcel ID#: 23 2 09 0 001 023.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2024 11:57:43 AM  
\$45.00 JOANN  
20241211000380430

*Allen S. Bayl*