

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
Robert D. McLean (813) 769-5600

B. E-MAIL CONTACT AT SUBMITTER (optional)
rmclean@rmslegal.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Rocke, McLean & Sbar, P.A.
2309 S. MacDill Avenue
Tampa, Florida 33629

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
OR
1b. INDIVIDUAL'S SURNAME

PELHAM INDUSTRIAL ENTERPRISES VII, L.L.C.

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS
2100 3rd Avenue North, Suite 700

CITY
Birmingham

STATE
AL

POSTAL CODE
35203

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
OR
3b. INDIVIDUAL'S SURNAME

GENWORTH LIFE INSURANCE COMPANY

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS
c/o Servicing Dept., 10851 Mastin St., Ste 300

CITY
Overland Park

STATE
KS

POSTAL CODE
66210

COUNTRY
USA

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

All of Debtor's present and future estate, right, title, claim, interest and demand, either in law or in equity, of, in and to the property described on Exhibit "B" attached hereto, whether the same be now owned or hereafter acquired, as it relates to the real property (the "Realty") described on Exhibit "A" attached hereto. The Realty is owned by the Debtor.

This financing statement covers goods which are or are to become fixtures and is to be recorded in the real estate records in the Office of the Shelby County, Alabama Clerk of Court.

Loan No. 901002357

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 ☐ Agricultural Lien ☐ Non-UCC Filing

6b. Check only if applicable and check only one box:
☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

7. ALTERNATIVE DESIGNATION (if applicable):

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 <input type="checkbox"/>	
9a. ORGANIZATION'S NAME PELHAM INDUSTRIAL ENTERPRISES VII, L.L.C.	
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 <u>one</u> 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 A attached hereto and made a part hereof.

17. MISCELLANEOUS:

EXHIBIT "A"

LEGAL DESCRIPTION OF REALTY

TRACT 1:

PARCEL III

LOT 5, ACCORDING TO THE SURVEY OF CAHABA VALLEY BUSINESS PARK, RESURVEY NUMBER 2, AS RECORDED IN MAP BOOK 23, PAGE 42 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EXHIBIT "B"
TO
UCC FINANCING STATEMENT

1. All rights to the land lying in alleys, streets, and roads adjoining or abutting the Realty;
2. All buildings, improvements and tenements now or hereafter located on, erected on, affixed or attached to the Realty (collectively "**Improvements**");
3. All fixtures and articles of property now or hereafter attached to, or used or adapted for use in the ownership, development, operation or maintenance of, the Realty and Improvements (whether such items are leased, owned or subject to any title retaining or security instrument, or otherwise used or possessed), including without limitation all heating, cooling, air conditioning, ventilating, refrigerating, plumbing, generating, power, lighting, laundry, maintenance, incinerating, lifting, cleaning, fire prevention and extinguishing, security and access control, cooking, gas, electric and communication fixtures, equipment and apparatus, all engines, motors, conduits, pipes, pumps, tanks, ducts, compressors, boilers, water heaters and furnaces, all ranges, stoves, disposers, refrigerators and other appliances, all escalators and elevators, all baths and sinks, all cabinets, partitions, mantels, built-in mirrors, window shades, blinds, screens, awnings, storm doors, windows and sash, all carpeting, underpadding, floor covering, paneling and draperies, all equipment, all furnishings of public spaces, halls and lobbies, and all shrubbery and plants; all of which items shall be deemed part of the real property and not severable wholly or in part without material injury to the freehold; provided, however, that personal property and trade fixtures owned or supplied by tenants of the Realty and Improvements with the right of removal at the termination of their tenancies shall not be included within the scope of this section;
4. All furniture, furnishings, equipment, machinery, goods (including, but not limited to, crops, farm products, timber and timber to be cut, and extracted minerals); (ii) insurance proceeds, accounts, contract and subcontract rights, inventory; (iii) all refundable, returnable, or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Debtor with any governmental agencies, boards, corporations, providers of utility services, public or private, including specifically, but without limitation, all refundable, returnable, or reimbursable tap fees, utility deposits, commitment fees and development costs, any awards, remunerations, reimbursements, settlements, or compensation heretofore made or hereafter to be made pertaining to the Realty, Improvements, fixtures, or personalty, including but not limited to those for any vacation of, or change of grade in, any streets for the benefit of the Realty or Improvements and those for municipal utility district or other utility costs incurred or deposits made in connection with the Realty or Improvements; and (iv) all other personal property of any kind or character as defined in and subject to the provisions of the Uniform Commercial Code (Article 9 Secured Transactions); any and all of which are now owned or hereafter acquired by Debtor, and which are now or hereafter situated in, on, or about the Realty or Improvements, or used in or necessary to the complete and proper planning, development, construction, financing, use, occupancy, or operation thereof, or acquired (whether delivered to the Realty or Improvements or stored elsewhere) for use in or on the Realty or Improvements, together with all accessions, replacements, and substitutions thereto or therefor and the proceeds thereof;
5. All easements, rights-of-way, access, air and development rights, minerals and oil, gas and other hydrocarbon substances, royalties, water, water rights and water stock, and all other rights, hereditaments, privileges, permits, licenses, franchises and appurtenances now or hereafter belonging or in any way appertaining to the Realty or Improvements;
6. All of the rents, benefits, revenues, issues, profits and income of the Realty and Improvements, and all present and future leases and other agreements for the occupancy or use of all or any part of the Realty or Improvements, including, without limitation, licenses, subleases, occupancy agreements, concessions, all cash, letters of credit and other forms of security deposits, advance rentals and deposits or payments of similar nature, all fees or other consideration received by Debtor in connection with the termination or modification of any lease of all or any portion of the Realty or Improvements, and all guaranties of tenants'

or occupants' performances under such leases and agreements; SUBJECT, HOWEVER, to the assignment of rents and other property in favor of Lender;

7. All general intangibles relating to the development or use of the Realty and Improvements, including, without limitation, all certificates and permits, licenses and franchises, contract rights, accounts, all names under or by which the Realty or Improvements may at any time be operated or known, all rights to carry on business under any such names or any variant thereof, all trademarks, trade names, logos and goodwill in any way relating to the Realty or Improvements;
8. All present and future contracts and policies of insurance pertaining to the Realty and Improvements, and all monies and proceeds thereof, rights thereto and all unearned premiums returnable upon cancelation thereof;
9. All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Realty or Improvements, or rights appurtenant thereto, including any awards for damages sustained to the Realty or Improvements for a temporary taking, change in grade of streets or taking of access;
10. All water rights relating to the Realty and Improvements, including, without limitation, all certificated rights and all shares of water stock or other evidence of ownership of any part of the Realty or Improvements whether owned by Debtor alone or in common with others, and all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Realty or Improvements; and
11. All products and proceeds of all of the foregoing.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2025 03:07:12 PM
\$45.00 JOANN
20250220000050650

Allen S. Bayl