

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Cheryl Alexander (205) 710-4236				
B. E-MAIL CONTACT AT SUBMITTER (optional) calexander@hayesingram.com				
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div><div></div><div></div><div></div><div></div></div> <div>SEE BELOW FOR SECURED PARTY CONTACT INFORMATION</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)

OR	1a. ORGANIZATION'S NAME Savita Hospitality, LLC			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 260 Cahaba Valley Road		CITY Pelham	STATE AL	POSTAL CODE 35124
			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)

OR	2a. ORGANIZATION'S NAME			
	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)

OR	3a. ORGANIZATION'S NAME FirstBank			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 2700 University Blvd, Suite A		CITY Tuscaloosa	STATE AL	POSTAL CODE 35401
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:
A first priority security lien in all Collateral more particularly described in Exhibit A, attached hereto and made a part hereof.

3 pages attached (Exhibits A and A-1)

This Financing Statement is filed as additional security for the Future Advance Mortgage, Assignment of Rents and Leases, and Security Agreement filed simultaneously herewith in the maximum principal amount of \$13,750,00.00 and recorded in the public records of Shelby County, Alabama, as Instrument No. _____.

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/Licenser				
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 Savita Hospitality, LLC	
OR	9b. INDIVIDUAL'S SURNAME
	FIRST PERSONAL NAME
	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

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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					
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. <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)					
OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE

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): Savita Hospitality, LLC is Record Owner.	16. Description of real estate: See attached Exhibit A-1.

17. MISCELLANEOUS:

EXHIBIT A
TO
UCC FINANCING STATEMENT
Savita Hospitality, LLC (“**Borrower**”) and FirstBank (“**Lender**”)

For purposes of the Uniform Commercial Code as enacted in the State of Alabama for instruments to be filed as financing statements, Borrower is “Debtor” and Lender is “Secured Party”.

The collateral (the “**Collateral**”) means each and all of the items of property, rights, and interests described below:

(a) All of Borrower’s right, title and interest, whether now owned or hereafter acquired, in and to the certain real property described on Exhibit A-1 attached hereto and made a part hereof by this reference (the “**Land**”);

(b) 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 now or hereafter owned by Borrower and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, 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**” and together with the Land, the “**Premises**”);

(c) All accounts, general intangibles, goods, contracts and contract rights relating to the Premises, whether now owned or existing or hereafter created, acquired or arising, including without limitation, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, franchise and license agreements, and all other contracts and agreements relating to the construction of any Improvements on, or the operation, management and sale of all or any part of the Premises;

(d) All easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, leases, subleases, licenses, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to the Premises or other property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Borrower, 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 Borrower of, in and to the same, including but not limited to:

(i) All rents, royalties, profits, issues and revenues of the Premises from time to time accruing, whether under leases, rental agreements, or tenancies now existing or hereafter created; and

(ii) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or any part thereof, or to any rights appurtenant thereto, including any award for change of grade or streets. Lender hereby is authorized on behalf of and in the name of Borrower to execute and deliver valid acquittances for, and appeal from, any such judgments or awards. Lender 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 Premises, whether now or hereafter issued or executed, and all modifications, amendments, replacements or re-issuances of the foregoing;

(f) All cash and non-cash proceeds and all products of any of the foregoing items or types of property described in (a), (b), (c), (d), or (e) above, including, but not limited to, all insurance, contract and tort proceeds and claims, and including all inventory, accounts, chattel paper, documents, instruments, equipment, fixtures, consumer goods and general intangibles acquired with cash proceeds of any of the foregoing items or types of property described in (a), (b), (c), (d), or (e) above.

EXHIBIT A-1
TO
UCC FINANCING STATEMENT
Savita Hospitality, LLC (“**Borrower**”) and FirstBank (“**Lender**”)

Description of Land

A parcel of land located in the South 1/2 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest quarter of Section 31; thence run Northerly along the quarter line a distance of 506.79 feet to the Point of Beginning; thence right 58° 32' 24" a distance of 92.75 feet; thence left 88° 01' 46" a distance of 276.03 feet to the Southeasterly right-of-way of Alabama Highway No. 119; thence left 90° 00' 16.68 feet along said Southeasterly right-of-way to the P.C. of a curve to the right with a central angle of 8° 02' 10" a radius of 1,949.89 feet and a chord length of 273.26; thence run along the arc of the said curve a distance of 273.48 feet; thence an interior angle to the right from said chord of 94° 01' 05" leaving said right-of-way Southeasterly a distance of 309.67 feet; thence left 100° 00' 24" 240.00 feet to the Point of Beginning.

Less and Except:

A part of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West identified as tract No. 7 of Project no. STPAA-713(1) in Shelby County, Alabama and being more fully described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Southwest 1/4; thence North along the East line of said Southeast 1/4 of the Southwest 1/4 a distance of 830 feet, more or less, to the present South right-of-way line of Alabama Highway 119; thence Southwesterly along said right-of-way line a distance of 68 feet, more or less, to the Northeast property line and the Point of Beginning of the property herein to be conveyed; thence Southeasterly along said property line a distance of 20 feet, more or less, to a point that is 60 feet Southeasterly of and at right angles to the centerline of said Project; thence southwesterly, parallel with said centerline, a distance of 25 feet, more or less, to a point that is 60 feet Southeasterly of and at right angles to said centerline at P.T. Station 23+89.72; thence Southwesterly, along a curve to the right concave Northwesterly, having a radius of 1,969.86 feet, parallel with said centerline, a distance of 276 feet, more or less, to the West property line; thence Northwesterly along said property line a distance of 20 feet, more or less, to the present South right-of-way line of Alabama Highway 119; thence Northwesterly along said right-of-way line a distance of 295 feet, more or less, to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2025 03:08:18 PM
\$45.00 JOANN
20250723000224000

Allen S. Bayl