

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Patrick Clarke (251) 345-8241	
B. E-MAIL CONTACT AT SUBMITTER (optional)	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>Patrick Clarke Burr & Forman LLP 11 North Water Street, Suite 22200 Mobile, AL 36602</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 HSC COLUMBIANA, LLC			
	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 805 Trione Avenue		CITY Daphne	STATE AL	POSTAL CODE 36526
				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)

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 PINNACLE BANK, A TENNESSEE BANK			
	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 569 Brookwood Village, Suite 705		CITY Birmingham	STATE AL	POSTAL CODE 36526
				COUNTRY

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

ALL ASSETS OF DEBTOR, WHETHER NOW OWNED OR HEREAFTER ACQUIRED OR ARISING AND WHEREVER LOCATED, INCLUDING, WITHOUT LIMITATION, ALL ACCOUNTS, INTANGIBLES, BUILDING MATERIALS, FURNISHINGS, FURNITURE, FIXTURES, MACHINARY, EQUIPMENT, TOOLS, AND ALL OTHER ASSETS, PERSONAL PROPERTY AND CHATTELS, INCLUDING, BUT NOT LIMITED TO, THE PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO OWNED OR HEREAFTER ACQUIRED BY DEBTOR IN CONNECTION WITH DEBTOR'S OWNERSHIP AND/OR OPERATION OF THE REAL PROPERTY DESCRIBED IN EXHIBIT B ATTACHED HERETO.

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:	

EXHIBIT A**Debtor: HSC COLUMBIANA, LLC****Secured Party: PINNACLE BANK, A TENNESSEE BANK**

Description of Collateral

All accounts, intangibles, goods, building and other materials, supplies, inventory, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property and embedded software included therein and supporting information, wherever situated, owned by Debtor, which are or are to be incorporated into, used in connection with, or appropriated for use on the Property; together with all payments and other rents and security deposits derived from the property; all inventory, accounts, cash receipts, deposit accounts (including impound accounts, if any), accounts receivable, contract rights, licenses, agreements, general intangibles, payment intangibles, software, chattel paper (whether electronic or tangible), instruments, documents, promissory notes, drafts, letters of credit, letter of credit rights, supporting obligations, insurance policies, insurance and condemnation awards and proceeds, proceeds of the sale of promissory notes, any other rights to the payment of money, trade names, trademarks and service marks arising from or related to the ownership, management, leasing, operation, sale or disposition of the Property or any business now or hereafter conducted thereon by Debtor; all development rights and credits, and any and all permits, consents, approvals, licenses, authorizations and other rights granted by, given by or obtained from, any governmental entity with respect to the Property; all water and water rights, wells and well rights, canals and canal rights, ditches and ditch rights, springs and spring rights, and reservoirs and reservoir rights appurtenant to or associated with the Property, whether decreed or undeclared, tributary, non-tributary or not non-tributary, surface or underground or appropriated or unappropriated, and all shares of stock in water, ditch, lateral and canal companies, well permits and all other evidences of any of such rights; all deposits or other security now or hereafter made with or given to utility companies by Debtor with respect to the Property; all advance payments of insurance premiums made by Debtor with respect to the Property; all plans, drawings and specifications relating to the Property; all loan funds held by Secured Party, whether or not disbursed; all funds deposited with Secured Party pursuant to any loan agreement; all reserves, deferred payments, deposits, accounts, refunds, cost savings and payments of any kind related to the Property or any portion thereof; all of Debtor's right, title and interest, now or hereafter acquired, to the payment of money from Secured Party to Debtor under any hedge agreement; together with all replacements and proceeds of, and additions and accessions to, any of the foregoing; together with all books, records and files relating to any of the foregoing.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/28/2025 08:07:55 AM
 \$41.00 JOANN
 20250728000227120

EXHIBIT B

Allen S. Byrd

Debtor: HSC COLUMBIANA, LLC

Secured Party: PINNACLE BANK, A TENNESSEE BANK

Description of the Property

OVERALL PARCELS 1 & 2 COMBINED:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN COLUMBIANA, SHELBY COUNTY, ALABAMA;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 26 PROJECTED NORTHWARD A DISTANCE OF 2.82 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY LINE OF JOINER TOWN ROAD (AKA DEPOT STREET); THENCE RUN SOUTH 44°-14'-04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.11 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 51°-03'-49" WEST A DISTANCE OF 201.26 FEET TO A 5/8" REBAR; THENCE RUN NORTH 42°-49'-45" WEST A DISTANCE OF 129.87 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 51°-06'-07" EAST A DISTANCE OF 10.04 FEET; THENCE RUN NORTH 42°-40'-14" WEST A DISTANCE OF 147.31 FEET TO A CAPPED REBAR (J.A.M. 2875) ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN SOUTH 56°-03'-31" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 235.48 FEET TO A CAPPED REBAR (J.A.M. 2875) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 25°-58'-48" WEST A DISTANCE OF 466.98 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN SOUTH 64°-02'-38" EAST A DISTANCE OF 325.18 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN NORTH 26°-03'-58" EAST A DISTANCE OF 20.03 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN SOUTH 64°-03'-16" EAST A DISTANCE OF 328.08 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 25; THENCE RUN SOUTH 25°-57'-47" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 73.77 FEET TO A 3/4" IRON ROD; THENCE RUN SOUTH 85°-02'-38" WEST A DISTANCE OF 289.29 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 84°-44'-54" WEST A DISTANCE OF 111.19 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 85°-05'-13" WEST A DISTANCE OF 170.17 FEET TO A 3/4" IRON ROD; THENCE RUN SOUTH 11°-47'-16" EAST A DISTANCE OF 220.02 FEET TO A 3/4" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 70; THENCE RUN SOUTH 81°-31'-44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 88.80 FEET TO A CAPPED REBAR (WATTIER) AT THE SOUTHEAST CORNER OF LOT 1, BROADWAY - COLLEGE STREET, AS RECORDED IN MAP BOOK 46, PAGE 47 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 11°-45'-32" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 261.41 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 79°-12'-02" WEST A DISTANCE OF 91.39 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 76°-09'-33" WEST A DISTANCE OF 171.01 FEET TO A 5/8" REBAR; THENCE RUN SOUTH 78°-04'-37" WEST A DISTANCE OF 85.59 FEET TO A 5/8" REBAR ON THE EAST LINE OF LOT 15, COLUMBIANA HOMES INC., AS RECORDED IN BOOK 3, PAGE 82 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 01°-04'-38" EAST ALONG THE EAST LINE OF SAID COLUMBIANA HOMES INC A DISTANCE OF 271.26 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF LOT 13 OF SAID COLUMBIANA HOMES INC; THENCE RUN SOUTH 82°-01'-48" WEST ALONG THE NORTH LINE OF SAID LOT 13 AND THE EXTENSION THEREOF A DISTANCE OF 222.19 FEET TO A NAIL & DISK (WATTIER); THENCE RUN NORTH 01°-00'-26" EAST ALONG THE EAST LINE OF SAID COLUMBIANA HOMES INC A DISTANCE OF 257.60 FEET TO A CRIMP TOP PIPE ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN NORTH 56°-03'-31" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 624.25 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 33°-52'-07" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 50.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 56°-03'-37" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 300.05 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 33°-55'-48" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 92.08 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 13.24 ACRES, MORE OR LESS.