

UCC FINANCING STATEMENT  
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)  
Mitchell C. Fogel, Esq. 561-393-9111

B. E-MAIL CONTACT AT SUBMITTER (optional)  
mitch@fogellawgroup.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)  

Fogel Law Group  
2500 N. Military Trail, Suite 200  
Boca Raton, FL 33431

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

Print

Reset

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  
Deep Southern Pride, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS  
378 Shady Acres Road

CITY  
Alabaster

STATE  
AL

POSTAL CODE  
35007

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  
Regions Bank

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS  
2050 Parkway Office Circle

CITY  
Hoover

STATE  
AL

POSTAL CODE  
35244

COUNTRY  
USA

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

See composite Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

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/Licenser

8. OPTIONAL FILER REFERENCE DATA:  
SBA Loan # 7388639104

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A part of the NE1/4 of the NE1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NE Corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°24'19"W a distance of 201.21'; thence S01°03'18"W a distance of 225.60'; thence N68°53'16"E a distance of 12.83'; thence S00°14'47"E a distance of 213.05' to the POINT OF BEGINNING; thence continue S00°14'47"E a distance of 152.40'; thence S87°14'55"W a distance of 69.60' to the Easterly line of a 100' Alabama Power Company Easement, as recorded in Deed Book 103, Page 60; thence N32°39'35"W and along said east line of Alabama Power Company Easement a distance of 148.96'; thence N78°30'48"E and leaving said Alabama Power Company Easement a distance of 152.30' to the POINT OF BEGINNING.

Together with a non-exclusive easement for ingress and egress being more particularly described as follows:

Commence at the NE Corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°24'19"W a distance of 201.21'; thence S01°03'18"W a distance of 225.60' to the POINT OF BEGINNING OF SAID EASEMENT; thence N68°53'16"E a distance of 12.83'; thence S00°14'47"E a distance of 102.92' to the westerly line of an existing 30.00' access easement, as recorded in Instrument #20090608000217060; Thence S04°22'41"W and along said westerly line of access easement a distance of 264.32'; thence S87°14'55"W and leaving said westerly line of access easement a distance of 8.70'; thence N00°14'47"W a distance of 355.32'; thence N68°53'16"E a distance of 19.28' to the POINT OF BEGINNING OF SAID EASEMENT.

Exhibit "B"

RIDER TO FINANCING STATEMENT

This Financing Statement covers the following types and items of property ("Mortgaged Property"):

All property rights of any kind whatsoever, whether tangible or intangible, described in that certain mortgage of even date herewith from the Debtor (as Mortgagor), as identified hereinabove, in favor of the Secured Party (as Mortgagee), as identified hereinabove, encumbering those certain parcels of real estate situate in Shelby County, Alabama, and legally described on **Exhibit "A"** attached hereto and made a part hereof (collectively, "Land") including, but not limited to, the following:

A. All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, attachments, appliances, whatsoever now or hereafter owned by the Debtor and located in, on, or used or intended to be used in connection with or with the use or operation of the Land, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, and replacements to any of the foregoing; and all of the right, title and interest of the Debtor in any such fixtures subject to a conditional sales contract, chattel mortgage or similar lien or claim together with the benefit of any deposits or payments now or hereafter made by the Debtor or on its behalf.

B. All easements, rights of way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor, and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law as well as in equity, of Debtor of, in and to the same, including, but not limited to all judgments, payments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Mortgaged Property or any part thereof under the power of eminent domain, the alteration of the grade of any street, or for any damage (whether caused by such taking or otherwise), to the Mortgaged Property or any part thereof, or to any appurtenance thereto, and all proceeds of any sales or other dispositions of the Mortgaged Property or any part thereof.

C. Any monies escrowed for taxes, insurance or other charges in any way belonging, relating or appertaining to any of the property herein described or any part thereof.

D. All rents, royalties, issues, profits, revenue, income and other benefits from the Mortgaged Property.

E. All right, title and interest of Debtor in and to any and all leases, subleases, guaranties of leases and subleases, permits, licenses, public and/or private approvals, contracts, franchises or certificates covering the property or any portion thereof, now or hereafter on or affecting the Mortgaged



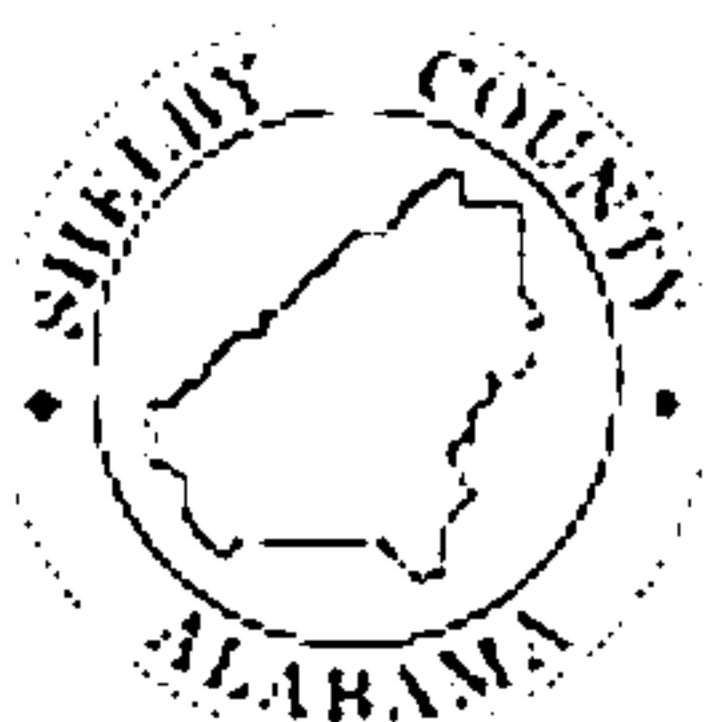
Property, together with all security therefor and all monies payable thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature.

F. All (i) fixtures affixed to or located on the Mortgaged Property and owned by Debtor; (ii) all materials delivered to the Land for the use and operation of any of the property herein described or for use in any construction being conducted thereon; (iii) contract rights, and benefits of Debtor relating to any of the property herein described, including, without limitation, agreements and contracts of sale, construction contracts, and all other contract rights associated with the Land; (iv) deposits, prepaid expenses, permits, licenses, surveys, architectural and engineering plans, drawings and specifications; (v) rights to insurance proceeds and prepaid insurance premiums, and the proceeds of any permanent loan commitment now existing or hereafter executed by Debtor; and (vi) proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing.

G. All after-acquired property rights attached to or used in the operation of any property described herein or any part thereof.

The Land, together with any and all of the aforescribed additional rights, now or hereafter acquired by Debtor, has heretofore been referred to as the "Mortgaged Property."

**THE DEBTOR HAS A LEASEHOLD INTEREST IN THE MORTGAGED PROPERTY.  
THIS DOCUMENT ALSO IS INTENDED TO BE A SECURITY AGREEMENT.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2025 01:24:05 PM  
\$43.00 JOANN  
20250729000230300**

*Allen S. Bayl*