



UCC FINANCING STATEMENT AMENDMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 26405 - RENASANT	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	105606590 ALAL FIXTURE
File with: Shelby, AL	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER 20160205000038160 2/5/2016 CC AL Shelby	1b. ☒ This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS Filer: <u>attach</u> Amendment Addendum (Form UCC3Ad) <u>and</u> provide Debtor's name in item 13
2. ☐ TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement	
3. ☐ ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, <u>and</u> address of Assignee in item 7c <u>and</u> name of Assignor in item 9 For partial assignment, complete items 7 and 9 <u>and</u> also indicate affected collateral in item 8	
4. ☒ CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law	
5. ☐ PARTY INFORMATION CHANGE: Check <u>one</u> of these two boxes: <u>AND</u> Check <u>one</u> of these three boxes to: This Change affects ☐ Debtor <u>or</u> ☐ Secured Party of record ☐ CHANGE name and/or address: Complete item 6a or 6b; <u>and</u> item 7a or 7b <u>and</u> item 7c ☐ ADD name: Complete item 7a or 7b, <u>and</u> item 7c ☐ DELETE name: Give record name to be deleted in item 6a or 6b	
6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only <u>one</u> name (6a or 6b)	
6a. ORGANIZATION'S NAME MIRAGE PROPERTIES,LLC	
OR	6b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only <u>one</u> name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)	
7a. ORGANIZATION'S NAME	
OR	7b. INDIVIDUAL'S SURNAME
INDIVIDUAL'S FIRST PERSONAL NAME	
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) SUFFIX	
7c. MAILING ADDRESS	CITY STATE POSTAL CODE COUNTRY
8. ☐ COLLATERAL CHANGE: <u>Also</u> check <u>one</u> of these four boxes: ☐ ADD collateral ☐ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral Indicate collateral:	

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only <u>one</u> name (9a or 9b) (name of Assignor, if this is an Assignment) If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor	
9a. ORGANIZATION'S NAME Renasant Bank	
OR	9b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
10. OPTIONAL FILER REFERENCE DATA: Debtor Name: MIRAGE PROPERTIES,LLC 105606590 0209 2010006308-1	



UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form 20160205000038160 2/5/2016 CC AL Shelby		
12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form		
OR	12a. ORGANIZATION'S NAME Renasant Bank	
	12b. INDIVIDUAL'S SURNAME	
	FIRST PERSONAL NAME	
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only <u>one</u> Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit			
OR	13a. ORGANIZATION'S NAME MIRAGE PROPERTIES,LLC		
	13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)
			SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):
Debtor Name and Address:
MIRAGE PROPERTIES,LLC - 2858 HIGHWAY 31 SOUTH , PELHAM, AL 35124

Secured Party Name and Address:
Renasant Bank - P O Box 709 , Tupelo, MS 38802

15. This FINANCING STATEMENT AMENDMENT: ☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing
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16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):
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17. Description of real estate:

See Exhibit

see exhibit a



SCHEDULE "A"
(DESCRIPTION OF COLLATERAL)

Collateral means the following assets of Borrower Parties, wherever located, and whether now owned or hereafter acquired: (A) the Mortgaged Property; (B) the Assigned Leases and the other Assigned Documents; (C) the Rents; (D) all amounts that may be owing from time to time by Bank to Borrower in any capacity, including, without limitation, any balance or share belonging to Borrower of any Deposit Accounts or other account with Bank; (E) all Records pertaining to any of the Collateral; (F) any and all other assets of Borrower Parties of any kind, nature or description and which are intended to serve as Collateral under any one or more of the Security Documents; and (G) all interest, dividends, Proceeds (including, but without limitation, insurance proceeds), products, rents, royalties, issues and profits of any of the property described above and all notes, certificates of deposit, checks and other instruments from time to time delivered to or otherwise possessed by Bank for or on behalf of Borrower Party in substitution for or in addition to any of said property.

As used in this Schedule "A", "Borrower" shall mean the Debtor, "Bank" shall mean the Secured Party, and all other capitalized words and phrases shall, except as otherwise defined below, have the meaning as set forth in that certain Credit Agreement between Debtor and Secured Party (and in the case of any conflict between the meanings set forth below and the meanings set forth in the Credit Agreement, the broader meaning shall apply), and as used herein:

"Deposit Accounts", "Proceeds", and other terms not specifically defined herein shall have the same respective meanings as are given to those terms in the Uniform Commercial Code as presently adopted and in effect in the State of Alabama (except in cases and with respect to Collateral when the perfection, the effect of perfection or nonperfection, and the priority of a Lien in the Collateral is governed by another Jurisdiction, in which case such capitalized words and phrases shall have the meanings attributed to those terms under such other Jurisdiction).

"Assigned Documents" means (i) the Assigned Leases; (ii) any and all other agreements entered into by or for the benefit of Borrower with any property manager, broker, or other Person with respect to the development, management, leasing, operation, occupancy or use of the Mortgaged Property; (iii) any and all Governmental Approvals with respect to the Mortgaged Property; (v) any and all operating, service, supply, and maintenance contracts with respect to the Mortgaged Property; and (vi) any and all rights of Borrower under any of the foregoing, including, without limitation, any rights to receive any payments or other monies under any of the foregoing.

"Assigned Leases" means all leases presently existing or hereafter made, whether written or verbal, or any letting of, or agreement for the use or occupancy of, any part of the Mortgaged Property, and each modification, extension, renewal and guarantee thereof or security given therefor.

"Mortgaged Property" means the "Mortgaged Property" as defined in the attached Schedule "A-1".

"Rents" means all the rents, issues, and profits now due and which may hereafter become due under or by virtue of the Assigned Leases, together with all claims and rights to the payment of money at any time arising in connection with any rejection or breach of any of the Assigned Leases under Bankruptcy Law, including without limitation, all rights to recover damages arising out of such breach or rejection, all rights to charges payable by a tenant or trustee in respect of the leased premises following the entry of an order for relief under Bankruptcy Law in respect of a tenant and all rentals and charges outstanding under the Assigned Leases as of the date of entry of such order for relief.

SCHEDULE "A-1"
DESCRIPTION OF MORTGAGED PROPERTY

All of Borrower's Interest in and to the following described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, including replacements and additions thereto (hereinafter referred to collectively as the "Mortgaged Property"):

(A) All those certain tracts, pieces or parcels of land, and interests in land, located in Shelby County, Alabama, more particularly described in *Exhibit A* attached hereto and by this reference made a part hereof (the "Land");

(B) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, water heaters, awnings and storm sashes, and cleaning apparatus which are or shall be attached to said buildings, structures or improvements, and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles and personal property of every kind and nature whatsoever now or hereafter owned by Borrower and located in, on or about, or used or intended to be used with or in connection with the construction, use, operation or enjoyment of the Mortgaged Property, including all extensions, additions, improvements, betterments, renewals and replacements, substitutions, or proceeds from a permitted sale of any of the foregoing, and all building materials and supplies of every kind now or hereafter placed or located on the Land (collectively the "Improvements");

(C) All easements, rights of way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all ground leases, estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions, and remainders whatsoever, in any way belonging, relating or appertaining to the Mortgaged Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Borrower;

(D) All rents, issues, profits, revenues and proceeds from any sale or other disposition of the Mortgaged Property, or any part thereof, from time to time accruing (including without limitation all payments under leases, ground leases or tenancies, proceeds of insurance, condemnation payments, tenant security deposits and escrow funds), and all of 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;

(E) All leases presently existing or hereafter made, whether written or verbal, or any letting of, or agreement for the use or occupancy of, any part of the Mortgaged Property, and each modification, extension, renewal and guarantee thereof (collectively, the "Assigned Leases"), including, without limitation, all the rents, issues, and profits now due and which may hereafter become due under or by virtue of the Assigned Leases, together with all claims and

rights to the payment of money at any time arising in connection with any rejection or breach of any of the Assigned Leases under Bankruptcy Law, including without limitation, all rights to recover damages arising out of such breach or rejection, all rights to charges payable by a tenant or trustee in respect of the leased premises following the entry of an order for relief under Bankruptcy Law in respect of a tenant and all rentals and charges outstanding under the Assigned Lease as of the date of entry of such order for relief; and

(F) All of the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Borrower of, in and to any of the foregoing.

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDPARCEL I:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the South line of said section a distance of 1336.01 feet to a 1 $\frac{1}{2}$ inch open pipe at the SW corner $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence deflect an angle to the right 0 deg. 02 min. 13 sec. and run in a Easterly direction and along the South line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32, a distance of 258.72 feet to the point of beginning of the herein described parcel; thence deflect an angle to the left of 90 deg. 00 min. 00 sec. and run in a northerly direction a distance of 144.62 feet; thence turn an interior angle of 154 deg. 13 min. 15 sec. and run to the right in a Northeasterly direction a distance of 208.95 feet; thence turn an interior angle of 89 deg. 41 min. 01 sec. and run to the right in a Southeasterly direction a distance of 378.71 feet; thence turn an interior angle of 247 deg. 13 min. 16 sec. and run to the left in a Northeasterly direction a distance of 104.50 feet to a point on the Southwesterly right of way of U. S. Highway 280 also being a point on a curve; thence turn an interior angle of 88 deg. 04 min. 37 sec. to tangent and run to the right in a Southeasterly direction along said right of way and along the arc of a curve to the right having a radius of 2714.79 feet and a central angle of 2 deg. 58 min. 52 sec. a distance of 141.25 feet to a point; thence turn an interior angle of 174 deg. 19 min. 28 sec. from the tangent of last described curve and run to the right along said right of way in a Southeasterly direction a distance of 143.10 feet to a point on the South line of said Section 32; thence turn an interior angle of 59 deg. 27 min. 15 sec. and leaving said right of way run to the right in a Westerly direction along the South line of said Section 32 a distance of 668.86 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with beneficial rights in and to the following:

- a. Reciprocal Easement Agreement dated January 1, 1998 by and between Baptist Health Systems, Inc. and Charles W. Daniel and as set out by Document No. 1999-7730 in the Office of Judge of Probate of Shelby County, Alabama, as amended by Modification of Reciprocal Easement Agreement dated January 23, 2001 and recorded in Document No. 2001-07233 in the Office of the Judge of Probate of Shelby County, Alabama.
- b. Reciprocal Easement Agreement dated August 5, 1999 by and between Baptist Health Systems, Inc. and SportsFirst, Inc. as set out by Document No. 1999-33954 in Probate Office of Shelby County, Alabama, as amended by Modification of Reciprocal Easement Agreement dated January 23, 2001 and recorded in Document No. 2001-07233 in the Office of the Judge of Probate of Shelby County, Alabama.
- c. Amended and Restated Reciprocal Easement Agreement dated January 15, 2001 and recorded in Document No. 2001-04482 in the Office of the Judge of Probate of Shelby County, Alabama, which amends and restates the Reciprocal Easement Agreement recorded in Document No. 2000-38869 in the Office of the Judge of Probate of Shelby County, Alabama.

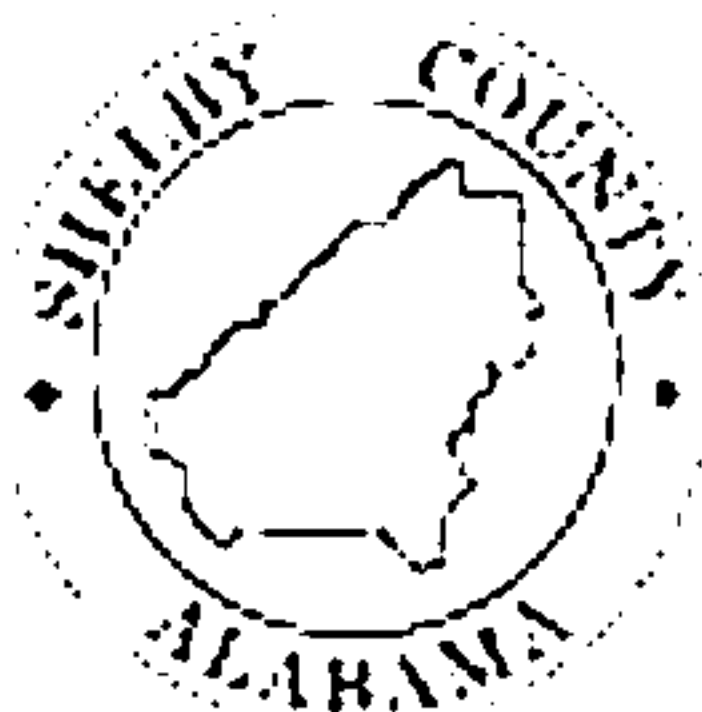
PARCEL II:

A parcel of land situated in the SE ¼ of the SW ¼ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 1-½" iron pipe found at the southwest corner of the SE ¼ of the SW ¼ of said Section 32; thence, run South 88°09'41" East along the south boundary of the SW ¼ of said Section 32, a distance of 258.72 feet to a ½" rebar and cap previously set; thence, run North 01°48'33" East, a distance of 145.12 feet to a ½" rebar found; thence, run North 27°41'57" East, a distance of 208.82 feet to a ½" rebar found; thence, run South 62°00'13" East, a distance of 378.77 feet to ½" rebar found; thence, run North 50°45'56" East, a distance of 74.52 feet to the POINT OF BEGINNING; thence, run North 38°12'25" West, a distance of 90.04 feet; thence, run North 50°50'36" East, a distance of 30.00 feet to a point on the curving southwest right-of-way of U.S. Highway 280 (variable right-of-way), said curve having a radius of 2714.79 feet and a delta angle right of 01°53'58" for this segment; thence run along said curving right-of-way an arc distance of 90.00 feet to a ½" rebar found (the chord subtending said arc bearing South 38°12'25" East, a distance of 90.00 feet); thence, run South 50°45'56" West, a distance of 30.00 feet to the Point of Beginning.

Said parcel contains 2722 square feet (0.062 acres), more or less.

All bearings rotated about the south boundary of the SW ¼ of Section 32 as being South 88°09'41" East.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/03/2025 08:15:51 AM
 \$51.00 KELSEY
 20250903000269380

Allen S. Bayl