

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

| | | | |
|--|--|--|--|
| A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) James Webb 205-521-8000 | | | |
| B. E-MAIL CONTACT AT SUBMITTER (optional) jwebb@bradley.com | | | |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>Bradley Arant Boult Cummings LLP 1819 Fifth Avenue North Birmingham, AL 35203</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 DBI Properties, LLC | | | |
| | 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 1c. MAILING ADDRESS 5017 Little Turtle Drive | | CITY Birmingham | STATE AL | POSTAL CODE 35242 |
| | | | 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 DBI Properties - Tranche 2, LLC | | | |
| | 2b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 2c. MAILING ADDRESS 5017 Little Turtle Drive | | CITY Birmingham | STATE AL | POSTAL CODE 35242 |
| | | | COUNTRY USA | |

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 Cadence Bank | | | |
| | 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 3c. MAILING ADDRESS 2100 Third Avenue North, Suite 1100 | | CITY Birmingham | STATE AL | POSTAL CODE 35203 |
| | | | COUNTRY USA | |

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

See Schedule A attached hereto.

This financing statement is filed as additional security in connection with a Mortgage and Security Agreement being filed simultaneously herewith, on which the appropriate mortgage tax has been paid.

| | |
|---|--|
| 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: 0C1746-401024 Filed in Jefferson, Shelby, St.Claire, and Butler County, Alabama (fixture filing) | |

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 DBI Properties, LLC | |
| 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 one 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 DBI Properties - CBR, LLC | |
| 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 |
| 5017 Little Turtle Drive | Birmingham | AL | 35242 | USA |

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one 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 |
| | Birmingham | AL | 35242 | USA |

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. |

17. MISCELLANEOUS:

**SCHEDULE A
TO
UCC FINANCING STATEMENT**

| | |
|-----------------------|---|
| DEBTOR: | DBI PROPERTIES, LLC , a Delaware limited liability company DBI PROPERTIES – TRANCHE 2, LLC , an Alabama limited liability company DBI PROPERTIES – CBR, LLC , an Alabama limited liability company |
| SECURED PARTY: | CADENCE BANK , a Mississippi state chartered bank |

The following described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, whether now owned or hereafter acquired, and including replacements and additions thereto (herein referred to collectively as the "Mortgaged Property"):

(a) All those certain tracts, pieces or parcels of land, and interests in land, located in the Counties of Butler, Jefferson, Shelby, and St. Clair in the State of 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 any Debtor 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"), all of which are hereby declared and shall be deemed to be fixtures and accessions to the Land and a part of the Mortgaged Property as between the parties hereto and all Persons claiming by, through or under them, and which shall be deemed to be a portion of the security for the indebtedness herein described and to be secured by this Mortgage;

(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 any Debtor;

(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 each Debtor of, in and to the same; and

(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 the 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 (collectively, the "Rents").

Notwithstanding the foregoing or anything herein to the contrary, in the event that the Land is located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, (a) any personal property described above shall be limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended) and (b) any fixtures described above shall only include permanent fixtures of the Mortgaged Property that are not personal property, belongings, contents, or non-permanent fixtures that are stored or maintained within any structure located on the Mortgaged Property, or that are otherwise covered by Coverage B of the standard flood insurance policy issued in accordance with the National Flood Insurance Program (as amended).

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - 20 Hazelwood Dr., Pell City, AL 35125

A parcel of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 25, Township 16 South, Range 3 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter; thence run North 00°16'41" East along the East line of said quarter-quarter for a distance of 671.74 feet; thence leaving said East line, run North 86°39'54" West for a distance of 71.25 feet to a found Darty capped rebar, said point being the POINT OF BEGINNING; thence run North 86°38'09" West for a distance of 33.92 feet to a found 1/2" rebar; thence run North 00°15'09" East for a distance of 105.07 feet to a found Darty capped rebar; thence run North 89°56'15" West for a distance of 107.59 feet to an iron pin set; thence run South 00°33'18" West for a distance of 493.79 feet to an iron pin set, said point being a point on the Northernmost right of way line of Robin Drive and a point on a curve to the right, said curve having a radius of 529.66 feet, a central angle of 16°13'37", a chord bearing of North 72°22'48" East for a chord distance of 149.51 feet; thence run along arc of said curve and along said right of way for a distance of 150.01 feet to a found Darty capped rebar; thence leaving said Northernmost right of way, run North 00°33'01" East for a distance of 341.36 feet to the POINT OF BEGINNING.

Less and Except:

A parcel of land situated in the Northeast one-quarter of the Southwest one-quarter of Section 25, Township 16 South, Range 3 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter, thence run North 00°16'41" East along the East line of said quarter-quarter for a distance of 671.74 feet; thence leaving said East line, run North 86°39'54" West for a distance of 71.25 feet to a found Darty capped rebar; thence run South 00°33'01" West for a distance of 329.17 feet to the Point of Beginning; thence run along the last described course for a distance of 12.18 feet to a found Darty capped rebar, said point being on the Northernmost right of way line of Hazelwood Drive and a point on a curve to the left, said curve having a radius of 529.66 feet, a central angle of 16°13'37" a chord bearing of South 72°22'48" West for a chord distance of 149.51 feet; thence run along arc of said curve and along said Northernmost right of way for an arc distance of 150.01 feet; thence leaving said Northernmost right of way run North 00°33'18" East for a distance of 13.35 feet to the point of commencement of a curve to the right, said curve having a radius of 541.66 feet and a central angle of 15°49'36", a chord bearing of North 72°48'19" East for a chord distance of 149.15 feet; thence run along arc of said curve for a distance of 149.62 feet to the Point of Beginning.

Less and Except:

A parcel of land situated in the NE 1/4 of SW 1/4 of Section 25, Township 18 South, Range 3 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the SE corner of said 1/4 - 1/4; thence run North 00°18'41" East along the East line of said 1/4-1/4 for a distance of 871.74 feet; thence leaving said East line, run North 88°39'54" West for a distance of 71.25 feet; thence run North 88°38'09" West for a distance of 33.92 feet; thence run North 00°16'09" East for a distance of 105.07 feet; thence run North 89°56'15" West for a distance of 107.59 feet; thence run South 00°33'18" West for a distance of 481.08 feet to Station 20+35.71, 40.00 feet left of the centerline of Hazelwood Drive, said point being the Point of Beginning; thence run South 00°35'44" West 32.71 feet to Station 20+30.18, 7.76 feet left of said centerline; said point lying on the present North right of way of Robin Drive, said point also being on a curve to the right having a radius of 517.01 feet, a delta angle of 07°28'07" and subtending a 67.35 foot chord that bears North 88°25'36" East; thence run along the arc of said curve and along said present right of way 67.39 feet to the end of said curve at Station 20+95.94, 22.26 feet left of said Hazelwood drive centerline, said point being the point of compound curvature of a curve to the right having a radius of 529.88 feet, a delta angle of 08°53'43" and subtending an 82.18 foot chord that bears North 76°26'13" East; thence run along the arc of said curve and along said present right of way 82.26 feet to Station 21+77.88, 28.58 feet left of said centerline; thence run North 00°48'14" East, leaving said right of way, 11.60 feet to Station 21+79.84, 40.00 feet left of said centerline; thence run South 80°51'05" West 144.17 feet to the Point of Beginning.

TOGETHER WITH easement rights granted in that certain Reciprocal Easement Agreement recorded in Deed Book 2012, *page 5891*, in the Probate Office of St. Clair County, Alabama.

Above said property being more particularly described as set forth on the ALTA/NSPS survey prepared by Derek S. Meadows with Gonzalez-Strength, Inc. dated 09/03/2025. Designated as Project No. 25-0334, as follows:

A parcel of land being situated in the Northeast One-Quarter of the Southwest One-Quarter of Section 25, Township 16 South, Range 03 East, St. Clair County, Alabama and being more particularly described as follows:

Commence at a point marking the Southeast corner of said Quarter-Quarter Section, thence run North 00 degrees 09 minutes 58 seconds East along the East line of said Quarter-Quarter Section for a distance of 671.74 feet to a point; thence leaving said East line, run North 86 degrees 46 minutes 04 seconds West for a distance of 71.25 feet to a found capped rebar stamped (Darty) marking the POINT OF BEGINNING; thence run South 00 degrees 30 minutes 07 seconds West for a distance of 329.29 feet to a found capped rebar stamped (GSA) lying on the Northerly Right of Way for Hazelwood Drive (60' Public Right of Way); thence run South 80 degrees 29 minutes 07 seconds West along said Northerly Right of Way for a distance of 144.14 feet to a found mag nail marking the Southeast corner of Lot 1 Veterans Parkway Commercial Subdivision as recorded in Plat Book 2024, Page 29 in the Office of the Judge of Probate for St. Clair County, Alabama; thence leaving said Northerly Right of Way, run North 00 degrees 33 minutes 50 seconds East along the East line of said subdivision for a distance of 460.10 feet to a found capped rebar stamped (Luker); thence leaving the East line of said subdivision, run North 89 degrees 55 minutes 58 seconds East for a distance of 107.27 feet to a found capped rebar stamped (Darty); thence run South 00 degrees 19 minutes 09 second West for a distance of 105.24 feet to a found 1/2 inch rebar; thence run South 86 degrees 50 minutes 41 seconds East for a distance of 33.88 feet to the POINT OF BEGINNING. Said parcel contains 59,903 square feet or 1.38 acres more or less.

PARCEL 2 - 101 Paul Stabler Dr., Greenville, AL 36037

Lot 6-C, according to the Survey of Greenville Commons Subdivision, as recorded in Map Book 4, page 53, in the Probate Office of Butler County, Alabama.

TOGETHER WITH easement rights granted in that certain Access Easement Agreement as recorded in Deed Book 297, page 648 and Deed Book 320, page 272 in the Probate Office of Butler County, Alabama.

PARCEL 3 - 5911 Harris Ln, Bessemer, AL 35022

Lot 5, according to the Survey of Colonial Promenade at Tannehill, as recorded in Map Book 44, page 35, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

TOGETHER WITH easement rights granted in that certain Operation and Easement Agreement as recorded in Bessemer Book LR200667, page 922, First Amendment to Operation and Easement Agreement as recorded in Birmingham Book LR200905, Page 3912, Second Amendment to Operation and Easement Agreement as recorded in Birmingham Book LR201210, page 18552, in the Probate Office of Jefferson County, Alabama.

PARCEL 4 - 6554 Aaron Aronov Dr., Fairfield, AL 35064

Lot B, according to the Survey of Flintridge Centre Resurvey #5, as recorded in Map Book 27, page 88, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

PARCEL 5 - 3700 Cahaba Beach Road, Birmingham, AL 35242

Lot 1, according to the survey of Cahaba Beach Business Center as recorded in Map Book 43, page 134, in the Probate Office of Shelby County, Alabama.

PARCEL 6 - 1680 Montgomery Hwy, Hoover AL, 35226

Tract I:

Part of the SE 1/4 of the SW 1/4 of Section 12, Township 19 South, Range 3 West, of Jefferson County, Alabama, more particularly described as follows:

Commence at the NW corner of said 1/4 - 1/4 section and run thence Eastwardly along the North line thereof 576.97 feet to a point on the West right of way line of U.S. Highway No. 31; thence run Southwardly along said right of way line 648.20 feet to a point on the Southerly right of way line of the New Patton Chapel Road, said point being the Point of Beginning of the property herein described; thence continue Southwardly along said right of way line of U.S. Highway No. 31, 140.80 feet; thence turn 89°01'30" right and run Westwardly 135.88 feet; thence turn 76°27' right and run Northwestwardly 35.18 feet; thence turn 90°00' left and run Southwestwardly 99.40 feet to a point on the Northeasterly right of way line of Old Columbiana Road; thence turn 86°16' right and run Northwestwardly along last said right of way line 59.10 feet; thence turn 48°44' right and run Northeastwardly 23.04 feet to a point on the Southerly right of way line of the New Patton Chapel Road; thence turn 45°00' right and run Northeastwardly along last said right of way line

138.76 feet to the beginning of a curve to the right having a radius of 1,121.24 feet; thence continue Northeastwardly along the arc of said curve and along last said right of way line 115.63 feet to the Point of Beginning.

Tract II:

Part of the SE 1/4 of the SW 1/4 of Section 12, Township 19 South, Range 3 West, of Jefferson County, Alabama more particularly described as follows:

Commence at the NW corner of said 1/4 1/4 section and run thence Eastwardly along the North line thereof 576.97 feet to a point on the West right of way line of U. S. Highway No. 31; thence run Southwardly along said right of way line 789.00 feet to the Point of Beginning of the property herein described; thence continue Southwardly along said right of way line 75.00 feet to the NE corner of a tract of land conveyed to the Alabama Power Company; thence turn 89°01'30" right and run Westwardly along the north line of said tract 212.70 feet to the NW corner thereof, said point being on the Northeasterly right of way line of Old Columbiana Road; thence turn 72°43' right and run Northwestwardly along last said right of way line 90.00 feet; thence turn 93°44' right and run Eastwardly 99.40 feet; thence turn 90°00' right and run Southeastwardly 35.18 feet; thence turn 76°27' left and run Eastwardly 135.88 feet to the Point of Beginning.

Less and except that portion of subject property condemned by Jefferson County, Alabama in Case No. 197247, recorded in Book LR200804, page 18806 and Case No. 2008-1746, recorded in Book LR201211, page 25644.

Above said property being more particularly described as set forth on the ALTA/NSPS survey prepared by Derek S. Meadows with Gonzalez-Strength, Inc. dated 09/03/2025. Designated as Project No. 25-0332, as follows:

A parcel of land being situated in the Southeast quarter of the Southwest quarter of Section 12, Township 19 South, Range 3 West, Jefferson County, Alabama and being more particularly described as follows:

Commence at a found 1 inch crimp pipe, said point also being the Southwest corner of said Southeast quarter of the Southwest quarter; thence run in an Easterly direction along the South line of said quarter - quarter section for a distance of 398.77 feet to a found capped rebar stamped GSA CA-560-LS, said point being on the Easternmost right of way line of Old Columbiana Road (Variable R.O.W.); thence leaving said South line, turn an exterior angle to the right of 83 degrees 35 minutes 59 seconds and run in a Northwesterly direction along said Easternmost right of way line for a distance of 315.47 feet to a found 2 inch capped pipe; thence turn an exterior angle to the right of 175 degrees 45 minutes 06 seconds and continue in a Northwesterly direction along said Easternmost right of way line for a distance of 60.76 feet to a found 2 inch capped pipe; thence turn an exterior angle to the right of 174 degrees 55 minutes 58 seconds and continue in a Northwesterly direction along said Easternmost right of way line for a distance of 93.97 feet to a set capped rebar stamped GSA CA-560-LS, said point also being the POINT OF BEGINNING; thence turn an exterior angle to the right of 178 degrees 48 minutes 32 seconds and continue in a Northwesterly direction along said Easternmost right of way line for a distance of 92.24 feet to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of 169 degrees

07 minutes 11 seconds and run in a Northerly direction along said Easternmost right of way line for a distance of 50.98 feet to a set capped rebar stamped GSA CA-560-LS, said point also being at the intersection of said Easternmost right of way line of Old Columbiana Road (Variable R.O.W.) and the Southernmost right of way line of Patton Chapel Road (Variable R.O.W.); thence leaving said Easternmost right of way line turn an interior angle to the left of 163 degrees 14 minutes 32 seconds and run in a Northeasterly direction along said southernmost right of way line for a distance of 11.86 feet to a set capped rebar stamped GSA CA-560-LS, to a set capped rebar stamped GSA CA-560-LS; thence turn an interior angle to the left of 113 degrees 35 minutes 35 seconds and continue in a Northeasterly direction along said southernmost right of way line for a distance of 253.69 feet to a set capped rebar stamped GSA CA-560-LS, said point also being at the intersection of said Southernmost right of way line of Patton Chapel Road (Variable R.O.W.) and the Westernmost right of way line of U.S. Highway 31 (Variable R.O.W.); thence leaving said Southernmost right of way line turn an interior angle to the left of 75 degrees 49 minutes 43 seconds and run in a Southerly direction along said Westernmost right of way line for a distance of 208.58 feet to a found capped rebar; thence leaving said Westernmost right of way line turn an interior angle to the left of 90 degrees 55 minutes 04 seconds and run in a Westerly direction for a distance of 212.60 feet to the POINT OF BEGINNING. Said parcel contains 42,423 square feet or 0.97 acres, more or less.

PARCEL 7 - 2970 Pelham Pkwy, Pelham, AL 35124

A parcel of land located in the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Lot One of Lunceford's Industrial Park as recorded in Map Book 7, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 88 degrees, 03 minutes, 03 seconds East along the North line of said Lot One and the South right of way of First Alabama Bank Drive a distance of 241.87 feet to the point of beginning; thence continue last course 183.50 feet to a clockwise curve on said right of way having a delta angle of 23 degrees, 35 minutes, 46 seconds and a radius of 166.50 feet; thence run along the arc of said curve 68.57 feet to the point of tangent; thence run South 64 degrees, 27 minutes, 17 seconds East a distance of 86.53 feet to a point on the West right of way of U.S. Highway #31; thence run South 25 degrees, 32 minutes, 43 seconds West 185.75 feet; thence run North 47 degrees, 26 minutes, 00 seconds West 336.06 feet to the point of beginning; being situated in Shelby County, Alabama.

Above said property being more particularly described as set forth on the ALTA/NSPS survey prepared by Derek S. Meadows with Gonzalez-Strength, Inc. dated 09/03/2025. Designated as Project No. 25-0333, as follows:

A parcel of land situated in the Southwest one-quarter of the Northwest one-quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

COMMENCE at a found 5/8 inch capped rebar stamped R&G CA-0144-LS marking the Southernmost corner of Lot 1 according to First Alabama Bank's Addition to Pelham as recorded in Map Book 15, Page 62 in the Office of the Judge of Probate, Shelby County, Alabama and

marking the intersection of the North right-of-way of Tony Holmes Drive and the Northwest right-of-way of U.S. Highway 31; thence leaving said Lot 1 run South 27 degrees 00 minutes 21 seconds West along said Northwest right-of-way and across Tony Holmes Drive for a distance of 50.06 feet to a found 5/8 inch capped rebar marking POINT OF BEGINNING of the parcel herein described and the intersection of the South right-of-way of Tony Holmes Drive and said Northwest right-of-way; thence leaving said South right-of-way continue along the previously described call for a distance of 185.75 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on said Northwest right-of-way; thence leaving said Northwest right-of-way run North 45 degrees 58 minutes 57 seconds West for a distance of 335.99 feet to a found 5/8 inch capped rebar stamped Cory Amos LS# 10550 lying on the South right-of-way of Tony Holmes Drive; thence run South 86 degrees 38 minutes 46 seconds East along said South right-of-way for a distance of 183.37 feet to a found 5/8 inch capped rebar lying on said South right-of-way and marking the beginning of a curve to the right having a radius of 166.50 feet, a delta angle of 23 degrees 35 minutes 48 seconds, a chord bearing of South 74 degrees 45 minutes 20 seconds East and a chord length of 68.09 feet; thence run along said South right-of-way and the arc of said curve for a distance of 68.57 feet to a found 5/8 inch capped rebar lying on said South right-of-way; thence run South 62 degrees 59 minutes 59 seconds East along said South right-of-way for a distance of 86.67 feet to the POINT OF BEGINNING. Said parcel contains 35,074 sq. feet or 0.81 acre(s), more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2025 10:05:17 AM
\$57.00 JOANN
20250922000290160

Allen S. Bayl