

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Beau Byrd 205-521-8000
B. E-MAIL CONTACT AT SUBMITTER (optional) bbyrd@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)

1a. ORGANIZATION'S NAME CGP BIRMINGHAM (US 280) 7B, LLC				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 361 Summit Boulevard, Suite 110	CITY Birmingham	STATE AL	POSTAL CODE 35243	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 FIRST BANK OF ALABAMA				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 120 North Street E	CITY Talladega	STATE AL	POSTAL CODE 35160	COUNTRY USA

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

See Schedule I attached hereto and made a part hereof for a description of the property covered hereby, some of which may be or may become fixtures on the Real Estate described on Exhibit A attached hereto, of which the Debtor is the record owner.

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		6b. 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	<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 221982-401034 filed with the Judge of Probate of Shelby County, AL			

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 CGP BIRMINGHAM (US 280) 7B, 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 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				
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

11 <input type="checkbox"/> ADDITIONAL SECURED PARTY'S NAME or <input type="checkbox"/> 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

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 and made a part hereof.

17 MISCELLANEOUS

**SCHEDULE I
TO
UCC FINANCING STATEMENT**

DEBTOR:	CGP BIRMINGHAM (US 280) 7B, LLC, a Delaware limited liability company
SECURED PARTY:	FIRST BANK OF ALABAMA, an Alabama banking corporation

All of the foregoing described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, including replacements and additions thereto owned or hereafter acquired by Debtor (which property is hereinafter referred to collectively as the “Premises”):

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

(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 owned by Debtor, and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles and personal property of every kind and nature whatsoever now or hereafter owned by Debtor and located in, or about, or used or intended to be used with or in connection with the construction, use, operation or enjoyment of the Premises, 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 Premises 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 financing statement; and

(c) All goods, equipment, inventory, supplies and other items or types of tangible personal property (including additions and accessions thereto and replacements and substitutions therefor) now owned or hereafter created or acquired by Debtor and attached to the Premises (other than fixtures); or placed on the Premises and used or useful in connection with, or in any way pertaining or relating to, the Premises or the use and occupancy thereof, though not attached to the Premises; or for which the proceeds of the secured indebtedness has been or may be advanced, wherever the same may be located; and

(d) All policies of hazard insurance now or hereafter in effect that insure the Premises, or any Improvements, or any other property conveyed or encumbered hereby, together with all right, title and interest of Debtor in and to each and every such policy, and all proceeds thereof, including any premiums paid and rights to returned premiums; and

(e) All rents, issues, profits and revenues of the Premises from time to time accruing, including, without limitation, all sums due under any leases or tenancies, together with all proceeds of insurance, condemnation payments, 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 Debtor of, in and to the same, reserving only the right to Debtor to collect the same so long as an Event of Default has not occurred hereunder or such collection is not otherwise restricted by this financing statement; and

(f) 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 Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by them; and

(g) All judgments, damages, settlements, awards, payments and compensation, including all interest thereon, that may be made or due to Debtor or any subsequent owner of the Premises, or the Improvements, or any other property conveyed or encumbered hereby, as a result of the exercise of the right of eminent domain or condemnation, the alteration of the grade of any street or any other injury to or diminution or decrease in value of the Premises, or the Improvements, or any other such property; and

(h) (i) All general intangibles relating to the development or use of the Premises, the Improvements or any other property conveyed or encumbered hereby, or the management and operation of any business of Debtor thereon, including all patents, patent applications, trade names, trademarks, trademark applications, knowledge and process, licensing arrangements, blueprints, technical specifications, manuals and other trade secrets; (ii) the good will of any business conducted or operated on the Premises, all governmental licenses and permits relating to the construction, renovation or operation thereof, all names under or by which the same may at any time be operated or known and all rights to carry on business under any such names or any variant thereof; and (iii) all contracts and agreements (including construction, renovation, maintenance, engineering, architectural, leasing, management, operating and concession agreements) affecting the Premises, the Improvements or any other property conveyed or encumbered by this financing statement, or used or useful in connection therewith, whether now or hereafter entered into; and

(i) All changes, additions, supplements, modifications, amendments, extensions, renewals, revisions and guaranties to, of or for any agreement or instrument included in the foregoing.

Exhibit A**Legal Description of the Property**

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL 1: Lot 2A, according to the Final Plat A Resubdivision of Lot 2 GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 62, Page 43, in the Probate Office of Shelby County, Alabama.

PARCEL 2: Beneficial rights that constitute an interest in real estate under that certain Declaration of Covenants, Restrictions and Easement Agreement by JAD3 Hwy 280, LLC, an Alabama limited liability company, dated December 16, 2024, filed December 17, 2024 and recorded in Instrument Number 2024127000385170 in the Probate Office of Shelby County, Alabama or the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Pages 77A and 77B, in the Probate Office of Shelby County, Alabama.

PARCEL 3: Beneficial rights that constitute an interest in real estate under that certain Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Trust Business Trust, a Delaware business trust, Eli's Inc., an Alabama corporation, Eli T. Stevens and Patricia M. Stevens, dated April 16, 2001, filed April 17, 2001 and recorded in Instrument Number 2001-14728, in the Probate Office of Shelby County, Alabama, including, but not limited to, the Ingress/Egress Easement created by said instrument adjacent to the northerly portion of Lot 2 being depicted on the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Pages 77A and 77B, in the Probate Office of Shelby County, Alabama.

and

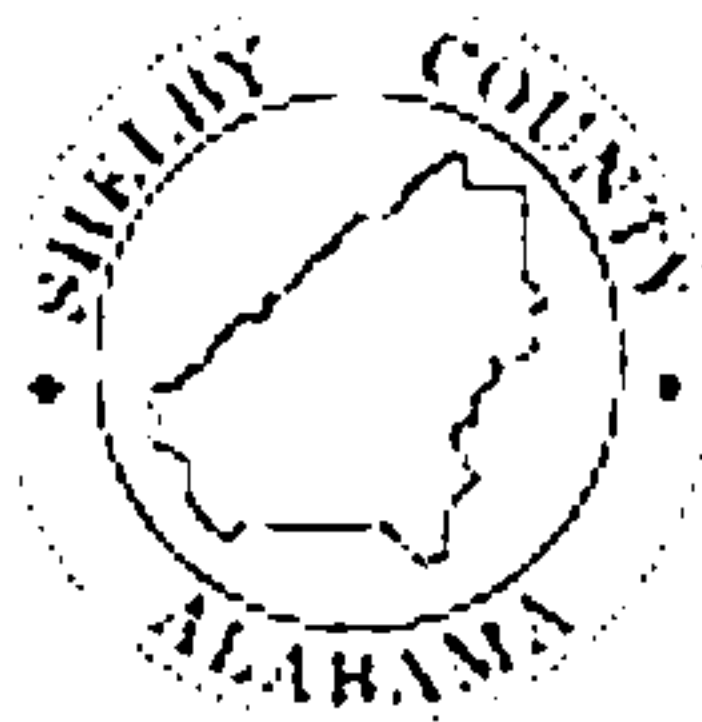
The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL 1: Lot 2B, according to the Final Plat A Resubdivision of Lot 2 GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 62, Page 43, in the Probate Office of Shelby County, Alabama.

PARCEL 2: Beneficial rights that constitute an interest in real estate under that certain Declaration of Covenants, Restrictions and Easement Agreement by JAD3 Hwy 280, LLC, an Alabama limited liability company, dated December 16, 2024, filed December 17, 2024 and recorded in Instrument Number 2024127000385170 in the Probate Office of Shelby County, Alabama or the Final Plat of GenRev's Addition to Highway 280 Plat No. 1, as recorded in Map Book 60, Pages 77A and 77B, in the Probate Office of Shelby County, Alabama.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2025 02:59:05 PM
\$47.00 JOANN
20251201000367010

Allen S. Boyd