

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><div><div>Bradley Arant Boulton Cummings LLP</div><div>1819 Fifth Avenue North</div><div>Birmingham, AL 35203</div></div><div>SEE BELOW FOR SECURED PARTY CONTACT INFORMATION</div></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 LONGLEAF SUNSHINE, LLC					
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2204 Lakeshore Drive, Suite 450			CITY Birmingham	STATE AL	POSTAL CODE 35209
				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 RIVER BANK & TRUST					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1425 Montgomery Highway, Suite 151			CITY Vestavia Hills	STATE AL	POSTAL CODE 35216
				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.

This UCC Financing Statement is being filed as additional security for that certain Mortgage and Security Agreement in the amount of \$4,346,000.00 recorded simultaneously herewith under #20251208000375290 upon which mortgage recording tax has been paid in full

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/Licensor					
8. OPTIONAL FILER REFERENCE DATA: 208663-401007 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 LONGLEAF SUNSHINE, 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 <u>one</u> 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					
OR	10a. ORGANIZATION'S NAME				
	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 <u>or</u> <input type="checkbox"/> ASSIGNOR SECURED PARTY'S NAME: Provide only <u>one</u> name (11a or 11b)					
OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE

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:	LONGLEAF SUNSHINE, LLC , an Alabama limited liability company
SECURED PARTY:	RIVER BANK & TRUST , an Alabama banking corporation

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 (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, 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, mineral rights, surface rights, 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; and

(j) All proceeds of any of the foregoing.

Exhibit A

Legal Description of the Land

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

PARCEL 1: [Fee]

Begin at the SE corner of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, thence North along East boundary line of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, 353 feet to the point of beginning, thence North along said East boundary line to the Southern boundary line of Alabama highway No. 25; thence turn an angle to the left and run along highway no. 25 a distance of 200 feet; thence turn an angle to the left and run in a Southwesterly direction 275 feet; thence turn an angle to the left and run in a Northeasterly direction to the point of beginning; being a part of the SE 1/4 of NW 1/4, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-042.003; Municipal address: 49169 Hwy 25, Sterrett, AL 35147]

PARCEL 2: [Fee]

Begin at the Southeast corner of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, and run thence along the eastern line of said forty North 2°30' West for 353 feet; thence turn an angle of 102°15' to the left and run 220 feet to the Point of Beginning of the land herein conveyed; from said Point of Beginning thence turn an angle of 102°15' to the right and run a distance of 275 feet to the South right of way line of a paved county road; thence turn an angle of 66°30' to the left and run along the South right of way line of said road for 210 feet; thence turn an angle to the left of 112° 30' and run 400 feet; thence turn an angle to the left of 102°15' and run 200 feet more or less to the Point of Beginning.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-044.000; Municipal address: 49235 Hwy 25, Sterrett, AL 35147]

PARCEL 3: Intentionally omitted. Combined with Parcel 4

PARCEL 3.1: Intentionally omitted. Combined with Parcel 4

PARCEL 4: [Fee]

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 86°14'18" East along the South boundary line of said section for a distance of 1323.58 feet; thence North 3°22'46" East, a distance of 1315.32 feet; thence South 87°27'24" East a distance of 1236.50 feet; thence North 3°16'38" East, a distance of 645.36 feet to the point of beginning; thence continue along last said course for a distance of 670.03 feet; thence North 4°11'20" East a distance of 354.47 feet; thence south 81°52'06" West, a distance of 421.61 feet; thence North 4°08'00" East, a distance of 399.81 feet to the South Right of Way line of Alabama Highway No. 25; thence North 62°41'14" West along said highway right of way line for a distance of 702.145 feet to the point

of curvature of tangent curve, concave to the south, having a radius of 203.18 feet and a central angle of $84^{\circ}30'59''$; thence Westerly along said curve, a distance of 228.749 feet to the point of curvature of a tangent curve, concave to the West on Shelby County Road No. 55, having a radius of 669.35 feet, a central angle of $14^{\circ}29'50''$, and a chord of 168.91 feet with a chord bearing of South $18^{\circ}37'13''$ West; thence Southerly along said curve, a distance of 169.36 feet; thence South $1^{\circ}57'22''$ West, a distance of 778.73 feet; thence South $1^{\circ}08'09''$ West, a distance of 632.75 feet; thence South $85^{\circ}43'10''$ East, a distance of 1260.88 feet to the point of beginning.

AND

Commencing at the Southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence South $86^{\circ}14'18''$ East along the South boundary line of said section for a distance of 1323.58 feet; thence North $3^{\circ}22'46''$ East, a distance of 1315.32 feet for the point of beginning; thence South $87^{\circ}27'24''$ East, a distance of 1236.50 feet; thence North $3^{\circ}16'38''$ East, a distance of 645.86 feet; thence North $85^{\circ}43'10''$ West, a distance of 2135.32 feet to the East right of way line of Shelby County Road No. 55 and the point of curvature of a tangent curve, concave to the Southeast, having a radius of 3545.57 feet, a central angle of $4^{\circ}44'34''$, and a chord of 293.41 feet with a chord bearing of South $23^{\circ}48'28''$ West; thence Southwesterly along said curve, a distance of 293.49 feet; thence South $83^{\circ}47'39''$ East, a distance of 257.96 feet; thence South $31^{\circ}44'06''$ West, a distance of 190.07 feet; thence North $87^{\circ}15'57''$ West, a distance of 8.15 feet; thence South $18^{\circ}38'34''$ West, a distance of 254.75 feet; thence South $86^{\circ}08'49''$ East, a distance of 222.57 feet; thence South $87^{\circ}03'01''$ East, a distance of 687.55 feet to the point of beginning.

PARCEL 5: [Fee]

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 30, Township 18 South, Range 2 East, and the SE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 1 East Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of said SW 1/4 of SW 1/4 of Section 30 and run thence South 87 deg. 12 min. 01 sec. East (taken from previously published map) along the South line thereof a measured distance of 661.75 feet; thence run North 01 deg. 18 min. 21 sec. East a distance of 1305.06 feet; thence run North 87 deg. 11 min. 03 sec. West a distance of 433.50 feet to the southeasterly right of way line of Shelby County Road 455, said point lying 40.0 feet southeasterly of and at right angles to the centerline of said roadway; thence run South 17 deg. 07 min. 30 sec. West along said right of way line a distance of 195.06 feet to the beginning of a curve to the left having a central angle of 02 deg. 30 min. 12 sec. and a radius of 11,580.52 feet; thence run in a southwesterly direction along said curve and along said right of way a distance of 505.99 feet to the end of said curve; thence run South 14 deg. 37 min. 18 sec. West along said right of way and tangent to last said curve, 630.19 feet to the south line of said SE 1/4 of SE 1/4 of Section 25; thence run South 83 deg. 37 min. 47 sec. East along the south line thereof a distance of 97.78 feet to the point of beginning, being situated in Shelby County, Alabama.

AND

The East 1/2 of Southwest 1/4 of Southwest 1/4, Section 30, Township 18 South, Range 2 East.

AND

SE 1/4 of SW 1/4 of Section 30, Township 18 South, Range 2 East, being situated in Shelby County, Alabama.

[For informational purposes only: Tax Parcel # 05-9-30-0-001-059.003; No municipal address]

PARCEL 6: [Fee]

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 30, Township 18 South, Range 2 East, thence South 88 degrees 30 minutes West 534.00 feet to the Southeasterly right of way of a county road; thence South 25 degrees 55 minutes West along said road 473.6 feet to the point of beginning of the tract herein described; thence South 27 degrees 45 minutes West along said road 238.00 feet; thence North 88 degrees 30 minutes East 271.60 feet; thence North 03 degrees 00 minutes West 210.00 feet; thence South 88 degrees 30 minutes West 143.70 feet to the point of beginning; being situated in Shelby County, Alabama.

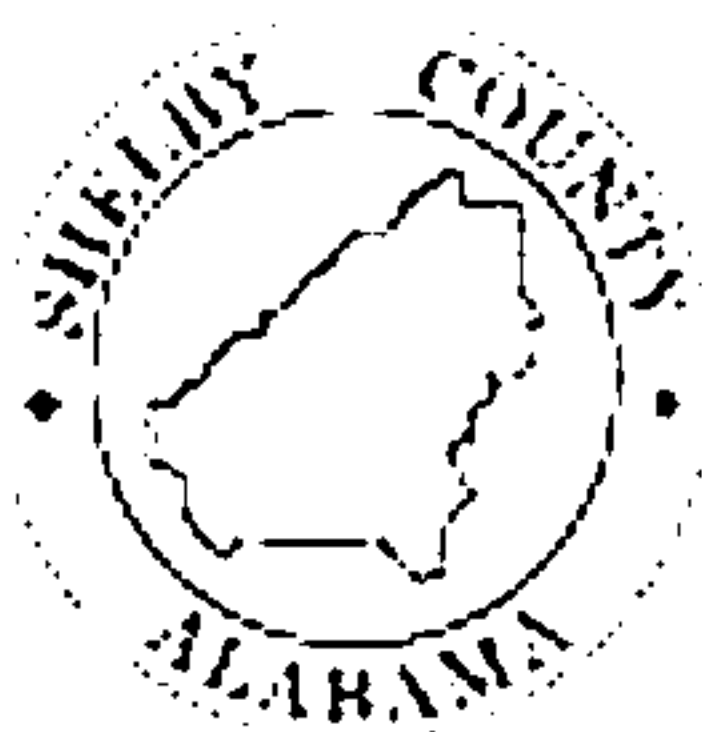
[For informational purposes only: Tax Parcel # 05-9-30-0-001-061.000; Municipal address: 16544 Hwy 55, Sterrett, AL 35147]

Also described as follows:

Begin at a 1" Axle lying at the southwest corner of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence run along the south line of Section 25, Township 18 South, Range 1 East N 86°22'06" W, 97.77 feet to a 1/2" Rebar lying on the eastern right-of-way of County Road 55; thence run along said eastern right-of-way the following three (3) courses: N 11°53'04" E, 630.17 feet to a 5/8" Capped Rebar (Weygand) lying on the arc of a 11580.52-foot radius curve concave easterly; thence along the arc of said curve a distance of 505.83 feet (chord bears N 13°03'28" E, 505.79 feet) to a 5/8" Capped Rebar (Weygand); thence N 14°28'08" E, 197.07 feet to a 1/2" Rebar; thence departing said eastern right-of-way, run S 89°21'37" E, 210.26 feet to a 1/2" Rebar; thence run N 14°51'56" E, 254.75 feet to a point; thence run N 88°57'25" E, 8.15 feet to a point; thence run N 27°57'27" E, 191.26 feet to a 1" Crimped Top Iron; thence run N 87°32'32" W, 257.71 feet to a 1" Crimped Top Iron lying on the aforementioned eastern right-of-way; thence run along said eastern right-of-way the following two (2) courses: run along the arc of a 3545.57-foot radius curve concave easterly a distance of 292.61 feet (chord bears N 20°06'33" E, 292.53 feet) to a 5/8" Capped Rebar (Weygand); thence N 24°29'45" E, 232.77 feet to a 5/8" Rebar; thence departing said eastern right-of-way, run S 85°19'48" E, 131.17 feet to a 1" Square Pipe; thence run S 05°26'29" E, 204.19 feet to an Axle; thence run S 89°22'22" E, 628.58 feet to a 5/8" Capped Rebar (Weygand); thence run N 02°36'59" W, 632.89 feet to a 1" Crimped Top Iron; thence run N 00°11'45" W, 236.21 feet to a 1" Crimped Top Iron; thence run N 00°09'00" W, 621.69 feet to a 5/8" Rebar lying on the arc of a 669.35-foot radius curve concave westerly and lying on the aforementioned eastern right-of-way; thence run along the arc of said curve and along said eastern right-of-way a distance of 44.59 feet (chord bears N 19°41'05" E, 44.59 feet) to a point lying on the southern right-of-way of State Route 25; thence run along said southern right-of-way the following three (3) courses: N 63°56'13" E, 190.21 feet to a point; thence S 67°03'47" E, 1015.59 feet to a Concrete Monument lying on the arc of a 1869.86-foot radius curve concave southwesterly; thence along the arc of said curve a distance of 187.47 feet (chord bears S 64°34'34" E, 187.39 feet) to a point lying on the east line of the northwest quarter of Section 30,

Township 18 South, Range 2 East; thence departing said southern right-of-way, run along said east line S 00°28'38" W, 482.05 feet to a 2" Open Top Iron, said point being the northeast corner of the southwest quarter of said Section 30; thence run along the east line of said southwest quarter the following three (3) courses: S 00°25'43" E, 681.33 feet to a 5/8" Capped Rebar (Weygand); thence S 00°24'30" E, 634.29 feet to a 1/2" Capped Rebar; thence S 00°20'53" E, 1315.19 feet to a Nail in a Pine Knot, said point being the southeast corner of said southwest quarter; thence run along the south line of said Section 30 the following three (3) courses: S 88°53'39" W, 1237.76 feet to a Pine Knot surrounded by Rocks; thence N 89°58'35" W, 661.15 feet to a Railroad Spike; thence N 89°55'24" W, 661.41 feet to the Point of Beginning.

Said described lands lying and being situated in Section 30, Township 18 South, Range 2 East & Section 25, Township 18 South, Range 1 East; Shelby County, Alabama, and contains 151.10 acres (6,581,977.41 S.F.), more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/10/2025 08:03:24 AM
 \$51.00 BRITTANI
 20251210000377100

Allen S. Bayl