

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____ Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name OLEary Development Company LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 81-3151734

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

801 Noble St
1100
Anniston, AL 36201-5698
Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Calhoun
County

Location of principal assets, if different from principal place of business

801 Noble St Ste 1100 Anniston, AL 36201-5698
Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor
 Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
 Partnership (excluding LLP)
 Other. Specify: _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____

District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____ Relationship _____

District _____ When _____ Case number, if known _____

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property?

Number, Street, City, State & ZIP Code _____

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor OLeary Development Company LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 22, 2018
MM / DD / YYYY

X /s/ Christopher R OLeary, Sr.
Signature of authorized representative of debtor

Title Managing Partner

Christopher R OLeary, Sr.
Printed name

18. Signature of attorney

X /s/ H D. Redd
Signature of attorney for debtor

Date January 22, 2018
MM / DD / YYYY

H D. Redd ~RED014
Printed name

The Redd Law Firm, PC
Firm name

5343 Old Springville Rd
Pinson, AL 35126-3630
Number, Street, City, State & ZIP Code

Contact phone _____ Email address hdougredd@gmail.com

RED014
Bar number and State

Fill in this information to identify the case:

Debtor name OLeary Development Company LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)*.

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts** *(Identify all)*
 Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1.	<u> BBVA Compass Bank </u>	<u> Business Checking </u>	<u> 5855 </u>	<u> \$1,500.00 </u>
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4. **Other cash equivalents** *(Identify all)*

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

<u> \$1,500.00 </u>

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

Debtor OLEary Development Company LLC
Name

Case number (If known) _____

Valuation method used for current value	Current value of debtor's interest
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14. **Mutual funds or publicly traded stocks not included in Part 1**
Name of fund or stock:
15. **Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**
Name of entity: _____ % of ownership
16. **Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**
Describe:
- 16.1. ACT Development Company LLC Cash \$46,000.00

17. **Total of Part 4.** \$46,000.00
Add lines 14 through 16. Copy the total to line 83.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials Doors and Door Frames, Building Materials	<u>1/1/2018</u>	<u>\$5,500.00</u>	<u>Cost</u>	<u>\$5,500.00</u>
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies Janitorial Supplies	<u>1/1/2018</u>	<u>\$440.00</u>	<u>Cost</u>	<u>\$440.00</u>

23. **Total of Part 5.** \$5,940.00
Add lines 19 through 22. Copy the total to line 84.

24. **Is any of the property listed in Part 5 perishable?**
 No
 Yes
25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**
 No
 Yes. Book value _____ Valuation method _____ Current Value _____
26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**
 No
 Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

Debtor OLeary Development Company LLC
Name

Case number (If known) _____

- No. Go to Part 7.
- Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture			
40. Office fixtures			
41. Office equipment, including all computer equipment and communication systems equipment and software			
Restaurant Equipment	\$46,400.00	Cost	\$46,400.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**
Add lines 39 through 42. Copy the total to line 86.

\$46,400.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- No
- Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- No
- Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor OLeary Development Company LLC
Name

Case number (If known) _____

55.1. 1100 Noble St,
Anniston, AL
36201-4639 Fee Simple \$5,400,000.00 Market Analysis \$5,400,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

<u>\$5,400,000.00</u>

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
 Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
 Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
 Yes Fill in the information below.

Debtor OLeary Development Company LLC
Name

Case number (If known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$1,500.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$46,000.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$5,940.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$46,400.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$5,400,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$99,840.00</u>	+ 91b. <u>\$5,400,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$5,499,840.00</u>

Fill in this information to identify the case:

Debtor name OLeary Development Company LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
<p>2.1 <u>Kirkland Financial LLC</u></p> <p>Creditor's Name</p> <p>3000 Business Park Cir Ste 500</p> <p>Goodlettsville, TN 37072-3186</p> <p>Creditor's mailing address</p> <p>_____</p> <p>Creditor's email address, if known</p> <p>Date debt was incurred</p> <p>07/11/2016</p> <p>Last 4 digits of account number</p> <p>1108</p> <p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>1. Kirkland Financial LLC</p> <p>2. Mercury Funding LLC</p>	<p>Describe debtor's property that is subject to a lien</p> <p>1100 Noble St, Anniston, AL 36201-4639</p> <p>_____</p> <p>Describe the lien</p> <p>1st Mortgage</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	<p>\$1,999,039.86</p>	<p>\$5,400,000.00</p>

<p>2.2 <u>Mercury Funding LLC</u></p> <p>Creditor's Name</p> <p>PO Box 772837</p> <p>Memphis, TN 38177-2837</p> <p>Creditor's mailing address</p> <p>info@mercurymfundinggroup.com</p> <p>Creditor's email address, if known</p> <p>Date debt was incurred</p> <p>05/20/2017</p> <p>Last 4 digits of account number</p>	<p>Describe debtor's property that is subject to a lien</p> <p>1100 Noble St, Anniston, AL 36201-4639</p> <p>_____</p> <p>Describe the lien</p> <p>Tax Title Certificate</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p>	<p>\$0.00</p>	<p>\$5,400,000.00</p>
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Debtor OLeary Development Company LLC
Name

Case number (if known) _____

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

- 1. Kirkland Financial LLC
- 2. Mercury Funding LLC

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$1,999,039.8
6

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Walding LLC
2227 1st Ave S Ste 100
Birmingham, AL 35233-2338

Line 2.1

1108

Fill in this information to identify the case:

Debtor name OLeary Development Company LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.

Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount	
2.1	Priority creditor's name and mailing address Karen Roper Revenue Commissioner 1702 Noble St Ste 104 Anniston, AL 36201-3827 Date or dates debt was incurred 10/01/2016 Last 4 digits of account number 0001 Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Property Tax Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$42,000.00	\$0.00

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address Abbey Carpet & Floor 1008 US Highway 431 Anniston, AL 36206-1967 Date(s) debt was incurred 06/20/2017 Last 4 digits of account number 0127	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Carpet Installer and Supplier Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,384.00
3.2	Nonpriority creditor's name and mailing address Alabama Power PO Box 242 Birmingham, AL 35292-0001 Date(s) debt was incurred 12/01/2017 Last 4 digits of account number 1050	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Electric - Utility Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$13,241.00

Debtor OLeary Development Company LLC
Name

Case number (if known) _____

3.3 Nonpriority creditor's name and mailing address **Anniston Water Works**
931 Noble St Ste 200
Anniston, AL 36201-5666
Date(s) debt was incurred 12/01/2017
Last 4 digits of account number 9819

As of the petition filing date, the claim is: *Check all that apply.* \$305.72
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Water - Utility
Is the claim subject to offset? No Yes

3.4 Nonpriority creditor's name and mailing address **Applied Technical Services**
1049 Triad Ct
Marietta, GA 30062-2259
Date(s) debt was incurred 10/01/2017
Last 4 digits of account number 951A

As of the petition filing date, the claim is: *Check all that apply.* \$830.00
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Technical Slab xrays
Is the claim subject to offset? No Yes

3.5 Nonpriority creditor's name and mailing address **Climate Flow LLC**
PO Box 1043
Anniston, AL 36202-1043
Date(s) debt was incurred 08/01/2017
Last 4 digits of account number 4891

As of the petition filing date, the claim is: *Check all that apply.* \$275.00
 Contingent
 Unliquidated
 Disputed
Basis for the claim: HVAC Repair
Is the claim subject to offset? No Yes

3.6 Nonpriority creditor's name and mailing address **Garratt Callahan Water**
100 Fisk Dr SW
Atlanta, GA 30336-2708
Date(s) debt was incurred 06/01/2017
Last 4 digits of account number 3316

As of the petition filing date, the claim is: *Check all that apply.* \$3,960.00
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Water Treatment
Is the claim subject to offset? No Yes

3.7 Nonpriority creditor's name and mailing address **Graham & Co**
100 Office Park Dr Ste 200
Birmingham, AL 35223-2402
Date(s) debt was incurred 06/01/2017
Last 4 digits of account number 6282

As of the petition filing date, the claim is: *Check all that apply.* \$26,264.27
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Real Estate Commissions
Is the claim subject to offset? No Yes

3.8 Nonpriority creditor's name and mailing address **J Fish Maintenance LLC**
44 MY Dr
Oxford, AL 36203-6048
Date(s) debt was incurred 09/01/2017
Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.* \$10,180.98
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Maintenance and Repairs
Is the claim subject to offset? No Yes

3.9 Nonpriority creditor's name and mailing address **Kindred Hospice**
aka Wiregrass Hospice
3350 Riverwood Pkwy SE Ste 1200
Atlanta, GA 30339-3314
Date(s) debt was incurred
Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.* \$0.00
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Tenant Improvement
Is the claim subject to offset? No Yes

Debtor OLeary Development Company LLC
Name

Case number (if known) _____

3.10 Nonpriority creditor's name and mailing address Republic Services Inc As of the petition filing date, the claim is: Check all that apply. \$241.71
409 N Hunter St
Anniston, AL 36201-8137
Date(s) debt was incurred 12/01/2017
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Utility - Trash
Is the claim subject to offset? No Yes

3.11 Nonpriority creditor's name and mailing address Spire As of the petition filing date, the claim is: Check all that apply. \$1,037.84
PO Box 2224
Birmingham, AL 35246-0001
Date(s) debt was incurred 12/01/2017
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Utility - Gas
Is the claim subject to offset? No Yes

3.12 Nonpriority creditor's name and mailing address Sunbelt Rentals inc As of the petition filing date, the claim is: Check all that apply. \$5,920.65
PO Box 409211
Atlanta, GA 30384-9211
Date(s) debt was incurred 06/01/2017
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Equipment Rental
Is the claim subject to offset? No Yes

3.13 Nonpriority creditor's name and mailing address TCI As of the petition filing date, the claim is: Check all that apply. \$122.00
1317 Wilmer Ave Ste 103
Anniston, AL 36201-4600
Date(s) debt was incurred 01/01/2017
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Security Service
Is the claim subject to offset? No Yes

3.14 Nonpriority creditor's name and mailing address Ted Plumbing As of the petition filing date, the claim is: Check all that apply. \$2,000.00
500 Noble St
Anniston, AL 36201-5657
Date(s) debt was incurred 12/01/2017
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Plumbing
Is the claim subject to offset? No Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	\$ 42,000.00
5b. Total claims from Part 2	\$ 67,763.17
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ 109,763.17

Fill in this information to identify the case:

Debtor name **OLeary Development Company LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION**

Case number (if known) _____

Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1.	State what the contract or lease is for and the nature of the debtor's interest	Leasee	
	State the term remaining	48 months	ACT development Company LLC 801 Noble St Ste 1100 Anniston, AL 36201-5698
	List the contract number of any government contract	_____	
<hr/>			
2.2.	State what the contract or lease is for and the nature of the debtor's interest	Elevator Maintenance	
	State the term remaining	Open	Bagby elevator 100 Fisk Dr SW Atlanta, GA 30336-2708
	List the contract number of any government contract	_____	
<hr/>			
2.3.	State what the contract or lease is for and the nature of the debtor's interest	Leasee	
	State the term remaining	36 Months	BBVA Compass Bank 15 20th St S Ste 1802 Birmingham, AL 35233-2000
	List the contract number of any government contract	_____	
<hr/>			
2.4.	State what the contract or lease is for and the nature of the debtor's interest	Leasee	
	State the term remaining	12 months	Core/Health Services Inc. 801 Noble St Ste 100 Anniston, AL 36201-5698
	List the contract number of any government contract	_____	

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **12 months**
List the contract number of any government contract _____
Downey Law Firm, LLC
801 Noble St Ste 1005
Anniston, AL 36201-5698

2.6. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **54 months**
List the contract number of any government contract _____
Grayson & Associates
801 Noble St Ste 400
Anniston, AL 36201-5698

2.7. State what the contract or lease is for and the nature of the debtor's interest **Maintenance Contract**
State the term remaining **Open**
List the contract number of any government contract _____
J Fish Maintenance LLC
44 MY Dr
Oxford, AL 36203-6048

2.8. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **12 Months**
List the contract number of any government contract _____
Lighting Bolt Records LLC
801 Noble St Ste 1028
Anniston, AL 36201-5698

2.9. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **36 months**
List the contract number of any government contract _____
Monica Crawford, MD
801 Noble St Ste 1022
Anniston, AL 36201-5698

2.10. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **36 months**
Randall-Reilly Publishing Co, LLC
3200 Rice Mine Rd NE
Tuscaloosa, AL 35406-1510

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

List the contract number of any government contract _____

2.11. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **4 months**
List the contract number of any government contract _____
Robert Curtis
801 Noble St Ste 1100
Anniston, AL 36201-5698

2.12. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **36 Months**
List the contract number of any government contract _____
Stepen D Medeley CPA LLC
Don Ledford Associates LLC
801 Noble St Ste 840
Anniston, AL 36201-5698

2.13. State what the contract or lease is for and the nature of the debtor's interest **Leasee**
State the term remaining **12 months**
List the contract number of any government contract _____
Traci Simms
801 Noble St Ste 828
Anniston, AL 36201-5698

Fill in this information to identify the case:

Debtor name OLEary Development Company LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____

Check if this is an amended filing

**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	Christopher R OLeary Sr Trustee	801 Noble St Ste 1100 Anniston, AL 36201-5698	Mercury Funding LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	Christopher R OLeary, Sr	801 Noble St Ste 100 Anniston, AL 36201-5698	Kirkland Financial LLC	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

**United States Bankruptcy Court
Northern District of Alabama, Eastern Division**

IN RE:

Case No. _____

OLeary Development Company LLC

Chapter **11**

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: **January 22, 2018**

Signature: /s/ Christopher R oLeary, Sr.
Christopher R oLeary, Sr., Managing Partner

Debtor

Date: _____

Signature: _____

Joint Debtor, if any

Abbey Carpet & Floor
1008 US Highway 431
Anniston, AL 36206-1967

Alabama Power
PO Box 242
Birmingham, AL 35292-0001

Anniston Water Works
931 Noble St Ste 200
Anniston, AL 36201-5666

Applied Technical Services
1049 Triad Ct
Marietta, GA 30062-2259

Bagby elevator
100 Fisk Dr SW
Atlanta, GA 30336-2708

BBVA Compass Bank
15 20th St S Ste 1802
Birmingham, AL 35233-2000

Climate Flow LLC
PO Box 1043
Anniston, AL 36202-1043

Garratt Callahan Water
100 Fisk Dr SW
Atlanta, GA 30336-2708

Graham & Co
100 Office Park Dr Ste 200
Birmingham, AL 35223-2402

J Fish Maintenance LLC
44 MY Dr
Oxford, AL 36203-6048

Karen Roper Revenue Commissioner
1702 Noble St Ste 104
Anniston, AL 36201-3827

Kindred Hospice
aka Wiregrass Hospice
3350 Riverwood Pkwy SE Ste 1200
Atlanta, GA 30339-3314

Kirkland Financial LLC
3000 Business Park Cir Ste 500
Goodlettsville, TN 37072-3186

Mercury Funding LLC
PO Box 772837
Memphis, TN 38177-2837

Republic Services Inc
409 N Hunter St
Anniston, AL 36201-8137

Spire
PO Box 2224
Birmingham, AL 35246-0001

Sunbelt Rentals inc
PO Box 409211
Atlanta, GA 30384-9211

TCI
1317 Wilmer Ave Ste 103
Anniston, AL 36201-4600

Ted Plumbing
500 Noble St
Anniston, AL 36201-5657

Walding LLC
2227 1st Ave S Ste 100
Birmingham, AL 35233-2338

Fill in this information to identify the case:

Debtor name **OLeary Development Company LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION**

Case number (if known) _____

Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. <i>Schedule A/B: Assets-Real and Personal Property</i> (Official Form 206A/B)	
1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u> 5,400,000.00 </u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u> 99,840.00 </u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u> 5,499,840.00 </u>

Part 2: Summary of Liabilities

2. <i>Schedule D: Creditors Who Have Claims Secured by Property</i> (Official Form 206D) Copy the total dollar amount listed in Column A Amount of claim, from line 3 of <i>Schedule D</i>	\$ <u> 1,999,039.86 </u>
3. <i>Schedule E/F: Creditors Who Have Unsecured Claims</i> (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ <u> 42,000.00 </u>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ <u> 67,763.17 </u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u> 2,108,803.03 </u>

United States Bankruptcy Court
Northern District of Alabama, Eastern Division

IN RE:

Case No. _____

OLeary Development Company LLC

Chapter 11

Debtor(s)

**CERTIFICATION OF NOTICE TO CONSUMER DEBTOR(S)
UNDER § 342(b) OF THE BANKRUPTCY CODE**

Certificate of [Non-Attorney] Bankruptcy Petition Preparer

I, the [non-attorney] bankruptcy petition preparer signing the debtor's petition, hereby certify that I delivered to the debtor the attached notice, as required by § 342(b) of the Bankruptcy Code.

Printed Name and title, if any, of Bankruptcy Petition Preparer
Address:

Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person, or partner of the bankruptcy petition preparer.)
(Required by 11 U.S.C. § 110.)

X
Signature of Bankruptcy Petition Preparer of officer, principal, responsible person, or partner whose Social Security number is provided above.

Certificate of the Debtor

I (We), the debtor(s), affirm that I (we) have received and read the attached notice, as required by § 342(b) of the Bankruptcy Code.

OLeary Development Company LLC
Printed Name(s) of Debtor(s)

X /s/ Christopher R OLeary, Sr.
Signature of Debtor

1/22/2018
Date

Case No. (if known) _____

X
Signature of Joint Debtor (if any) _____
Date

Instructions: Attach a copy of Form B 201A, Notice to Consumer Debtor(s) Under § 342(b) of the Bankruptcy Code.

Use this form to certify that the debtor has received the notice required by 11 U.S.C. § 342(b) **only** if the certification has **NOT** been made on the Voluntary Petition, Official Form B1. Exhibit B on page 2 of Form B1 contains a certification by the debtor's attorney that the attorney has given the notice to the debtor. The Declarations made by debtors and bankruptcy petition preparers on page 3 of Form B1 also include this certification.

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Fill in this information to identify the case:

Debtor name OLEary Development Company LLC
 United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION
 Case number (if known) _____

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From **1/01/2018** to **Filing Date**

Operating a business
 Other _____

\$30,000.00

For prior year:
From **1/01/2017** to **12/31/2017**

Operating a business
 Other _____

\$373,897.20

For year before that:
From **1/01/2016** to **12/31/2016**

Operating a business
 Other _____

\$153,783.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Alabama Power PO Box 242 Birmingham, AL 35292-0001	01/2018; 12/2017	\$17,040.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other Utilities - Power
3.2. Kirkland Financial LLC 3000 Business Park Cir Ste 500 Goodlettsville, TN 37072-3186	11/2017	\$8,000.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other Interest/renewal Fee

4. **Payments or other transfers of property made within 1 year before filing this case that benefited any insider**
 List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or consigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

5. **Repossessions, foreclosures, and returns**
 List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. **Setoffs**
 List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments

7. **Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**
 List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
---------------------------	----------------	------------------------------------	----------------

8. **Assignments and receivership**
 List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
--	--	---------------	------------------------

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. The Redd Law Firm, PC 5343 Old Springville Rd Pinson, AL 35126-3630		01/22/2018	\$1,500.00
Email or website address _____			
Who made the payment, if not debtor? _____			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
-----------------------------------	--	------------------------	-----------------------

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
---------	-------------------------------

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:
- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- No. Go to Part 9.
- Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	--	---

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

- No.
- Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- No. Go to Part 10.
- Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?
Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
--	---------------------------------	-------------------------------	--	---

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
---	--	-----------------------------	-----------------------

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:
Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- No.
- Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
-----------------------	-------------------------------------	--	------------------------

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

Name and address	Date of service From-To
------------------	-------------------------

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

Name and address	Date of service From-To
------------------	-------------------------

26b.1. Christopher R OLeary, Sr 801 Noble St Ste 1100 Anniston, AL 36201-5698	07/2016 - 01/2018
--	--------------------------

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

Name and address	If any books of account and records are unavailable, explain why
------------------	--

26c.1. Christopher R. OLeary Sr 801 Noble St Ste 1100 Anniston, AL 36201-5698	
--	--

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address

26d.1. ACS 133 Holiday Ct Ste 207 Franklin, TN 37067-1301
--

26d.2. BBVA Compass Bank 15 20th St S Ste 1802 Birmingham, AL 35233-2000

26d.3. Servis 1st Bank 324 Richard Arrington Jr Blvd N Birmingham, AL 35203-3307

26d.4. Peoples Bank 1800 International Park Dr Birmingham, AL 35243-4231

26d.5. Cheaha Bank 1320 Highway Dr Oxford, AL 36203-1998

26d.6. First Communiy Bank 402 2nd Ave NW Cullman, AL 35055-2825

26d.7. Noble Bank & Trust 1509 Quintard Ave Anniston, AL 36201-3846
--

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- No
- Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
---	-------------------	--

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Christopher R OLeary, Sr.	801 Noble St Anniston, AL 36201-5698	Managing Member	5

Name	Address	Position and nature of any interest	% of interest, if any
Christopher R OLeary Sr Trustee	801 Noble St Anniston, AL 36201-5698	Trustee, Member	95

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
- Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
- Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
-------------------------------	--	-------	--------------------------------

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
- Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
- Yes. Identify below.

Name of the pension fund	Employer Identification number of the parent corporation
--------------------------	--

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and

Debtor OLeary Development Company LLC

Case number (if known) _____

correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 22, 2018

/s/ Christopher R oLeary, Sr.
Signature of individual signing on behalf of the debtor

Christopher R oLeary, Sr.
Printed name

Position or relationship to debtor Managing Partner

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207)* attached?

No

Yes

Fill in this information to identify the case:

Debtor name OLeary Development Company LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property*(Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property*(Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases*(Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule* _____
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 22, 2018

X /s/ Christopher R oLeary, Sr.
Signature of individual signing on behalf of debtor

Christopher R oLeary, Sr.
Printed name

Managing Partner
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name OLEary Development Company LLC
 United States Bankruptcy Court for the: NORTHERN DISTRICT OF ALABAMA, EASTERN DIVISION
 Case number (if known): _____

Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Abbey Carpet & Floor 1008 US Highway 431 Anniston, AL 36206-1967	abbeycarpet@copier.com (256) 231-0006	Carpet Supplier & Installmen	Unliquidated			\$3,384.00
Alabama Power PO Box 242 Birmingham, AL 35292-0001	customerservice@southerncompany.com (888) 430-5787	Utility -Electrical	Unliquidated			\$13,241.00
Anniston Water Works 931 Noble St Ste 200 Anniston, AL 36201-5666	www.awwsb.org (256) 241-2000	Utility - Water	Unliquidated			\$305.72
Applied Technical Services 1049 Triad Ct Marietta, GA 30062-2259	ar@afslab.com (770) 423-1400	Technical Slab Xray	Unliquidated			\$830.00
Climate Flow LLC PO Box 1043 Anniston, AL 36202-1043	climateflow@yahoo.com (256) 235-8010	HVAC Repair	Unliquidated			\$275.00
Garratt Callahan Water 100 Fisk Dr SW Atlanta, GA 30336-2708	accountsreceivable@g-c.com (404) 691-7440	Water Treatment	Unliquidated			\$3,960.00
Graham & Co 100 Office Park Dr Ste 200 Birmingham, AL 35223-2402	mattg@grahamcompany.com (205) 871-7100	Real Estate Commissions	Unliquidated			\$26,264.27

Debtor OLeary Development Company LLC
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
J Fish Maintenance LLC 44 MY Dr Oxford, AL 36203-6048	jwfish@bellsouth.net (256) 283-3316	Building Maintenance	Unliquidated			\$10,180.98
Karen Roper Revenue Commissioner 1702 Noble St Ste 104 Anniston, AL 36201-3827		Property Tax	Unliquidated			\$42,000.00
Kindred Hospice aka Wiregrass Hospice 3350 Riverwood Pkwy SE Ste 1200 Atlanta, GA 30339-3314	jamessmith@gentiva.com (770) 951-6415		Unliquidated			\$0.00
Republic Services Inc 409 N Hunter St Anniston, AL 36201-8137		Utility - Trash	Unliquidated			\$241.71
Spire PO Box 2224 Birmingham, AL 35246-0001		Utility - gas	Unliquidated			\$1,037.84
Sunbelt Rentals inc PO Box 409211 Atlanta, GA 30384-9211	arcustsupport@sunbeltrental.com (800) 508-4756	Equipment Rental	Unliquidated			\$5,920.65
TCI 1317 Wilmer Ave Ste 103 Anniston, AL 36201-4600	rhouston@tci.com (256) 237-1401	Security Service	Unliquidated			\$122.00
Ted Plumbing 500 Noble St Anniston, AL 36201-5657	tedsplumbing@bellsouth.net (256) 236-6737	Plumbing Services	Unliquidated			\$2,000.00

**United States Bankruptcy Court
Northern District of Alabama, Eastern Division**

In re **OLeary Development Company LLC**

Debtor(s)

Case No. _____

Chapter **11**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

FLAT FEE

For legal services, I have agreed to accept _____ \$ _____

Prior to the filing of this statement I have received _____ \$ _____

Balance Due _____ \$ _____

RETAINER

For legal services, I have agreed to accept and received a retainer of _____ \$ **1,500.00**

The undersigned shall bill against the retainer at an hourly rate of _____ \$ **350.00**

[Or attach firm hourly rate schedule.] Debtor(s) have agreed to pay all Court approved fees and expenses exceeding the amount of the retainer.

2. The source of the compensation paid to me was:

Debtor Other (specify):

3. The source of compensation to be paid to me is:

Debtor Other (specify):

4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

In re OLeary Development Company LLC

Case No. _____

Debtor(s)

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR
(Continuation Sheet)

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

January 22, 2018

Date

/s/ H D. Redd

H D. Redd

Signature of Attorney

The Redd Law Firm, PC

**5343 Old Springville Rd
Pinson, AL 35126-3630**

hdougredd@gmail.com

Name of law firm