THIS INSTRUMENT PREPARED BY:

Frances Chapman
Bank of America, N.A.
Jacksonville - Attn: Notice Desk
FL9-300-05-18
9000 Southside Blvd., 5th Floor
Jacksonville, FL 32256

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Bank of America, N.A. NC1-001-05-13 One Independence Center 101 North Tryon Street Charlotte, NC 28255-0001

(Space Above This Line For Recorder's Use)

MODIFICATION AGREEMENT (Mortgage)

This Modification Agreement (Mortgage) ("Modification Agreement") is made as of December 13, 2019, by Southlake Properties, LLC, an Alabama limited liability company ("Mortgagor") and Bank of America, N.A. ("Mortgagee").

Factual Background

- A. Mortgagor executed a certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filings (the "Mortgage") for the benefit of Mortgagee, dated March 20, 2019, and recorded on April 4, 2019, as Instrument Number 20190404000109990, Official Records of Shelby County, State of Alabama.
 - B. Mortgagor and Mortgagee desire to amend the Mortgage as set forth below.

<u>Agreement</u>

Therefore, Mortgagor and Mortgagee agree as follows:

- 1. All capitalized terms not otherwise defined herein shall have the meanings given to them in the Mortgage.
- 2. The Debt Instrument secured by the Mortgage has changed or has been modified. Accordingly, Paragraph 2.1(a) of the Mortgage which describes the Debt Instrument is hereby modified to read as follows in its entirety:

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 2/13

- (a) Payment of all obligations of Southlake Orthopaedics Sports Medicine & Spine Center, P.C. ("Obligor") to Mortgage arising under the following instrument(s) or agreement(s) (collectively, the "Debt Instrument'):
- (i) A certain Loan Agreement between Obligor and Mortgagee, dated as of March 20, 2019, and amended as of December 13, 2019, which provides for extensions of credit in a principal amount not exceeding Four Hundred Fifteen Thousand Dollars and No Cents (\$415,000.00).

The latest scheduled final maturity date of the Debt Instrument is September 20, 2026.

3. Except as provided in this Modification Agreement, the terms of the Mortgage remain in full force and effect.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have executed this Modification Agreement as of the date first above written, intending to create an instrument executed under seal.

BANK OF AMERICA, N.A.	
By: Brent S. Josey, Vice President	
Southlake Properties, LLC	
By: Michael F. Blum, Member	(Seal)
By: William S. Braig, Member	_(Seal)
By: William D. Krauss, Member	_(Seal)
	_(Seal)
By: George Robert Booker, Member	(Seal)
By: Michael T. Herbusch, Member	(Seal)
By: Ekkehard Bonatz, Member	(Seal)

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 3/13

Dun	/C I\
By: Michael D. Smith, Member	(Seal)
By: Sancy Callo	(Seal)
By: Come Callo Barry C. Gallo, Member	
By:	(Seal)
John-S. Kirchner, Member	

.

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 4/13

State of $Alabama$)
Shelby_ County)
1, Brandy More, a Notgry Public in and for said County in said State,
hereby certify that Mchcel Fiblin whose name as Member of
Suffice lightsa LLC, is signed to the foregoing conveyance and who
s known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such $MeMbe$ and with full authority, executed the same
voluntarily for and as the act of said <u>Member</u> .
Given under my hand this the <u>W</u> day of <u>December</u> , 20 19.
- Mand Mare

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 5/13

State of MUMM)
Shelly County)
I, Many Mare, a Notan lubic in and for said County in said State,
hereby certify that MANGUES CATA whose name as MCMbe of
SOUTHICK Proporties 100 , is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such and with full authority, executed the same
voluntarily for and as the act of said
Given under my hand this the 20 day of December, 2019.
- Mande Mare

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 6/13

$\mathcal{A}(\mathcal{A})$
State of My (My)
Shelly county)
I, Mandy Mala, a Mitch full in and for said County in said State,
hereby certify that William D. Krauss whose name as MUMbecome of
Soldflick Properties, a Lice, is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such $1000000000000000000000000000000000000$
voluntarily for and as the act of said \underline{Wombly} .
Given under my hand this the 10 day of Ω (PM bp/, 20 19 .
- Mandy Mare

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 7/13

State of Alabama)
Shellow County)
1, Mandy MMC a Mary Mole in and for said County in said State,
hereby certify that MANICT laborate whose name as MMMber of
DOWNIGIA PROPRIO, a, is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such and with full authority, executed the same
voluntarily for and as the act of said $\frac{MMDC}{}$.
Given under my hand this the 20 day of 100 , 20 , 20 .
- Mymm Mare

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 8/13

$\mathcal{M}_{\mathcal{L}}}}}}}}}}$
State of $MULMG$
Shill County)
I, Mand Mark, a Mary Mark in and for said County in said State,
hereby certify that GRANCHO BOKY whose name as WIMBLY of
SOWHAR IMPASS LLC , is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such \underline{WWDCV} and with full authority, executed the same
voluntarily for and as the act of said <u>MUNDEr</u> .
Given under my hand this the <u>LO</u> day of <u>DPCPMbPs</u> , 20 <u>19</u> .
POYGACIA II ICAR

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 9/13

ACKNOWLEDGMENT

State of Alabana)
Signature (County)
I, MAMMONE, a MAGY WHE in and for said County in said State,
hereby certify that MKNGL TEIR Mounth hose name as
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such $\underline{MMMe_{r}}$ and with full authority, executed the same voluntarily for and as the act of said $\underline{MMMe_{r}}$.
Given under my hand this the 4 day of Accember, 2019

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 10/13

State of $Makang$)
Shill County)
1, Mach Mac, a Macy Mac in and for said County in said State,
hereby certify that Stillhard BMGZ whose name as MINDE of
Soldlige lightits, a, is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such with full authority, executed the same
voluntarily for and as the act of said
Given under my hand this the Loday of December, 2019
MANAMAR

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 11/13

State of $Magain Magain Magai$
Shilly county)
1, MANGE MARA MATCH 100 In and for said County in said State,
hereby certify that Michel O. Smith whose name as
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such <u>Mubble</u> and with full authority, executed the same voluntarily for and as the act of said <u>Mubble</u> .
Given under my hand this the 20 day of <u>PCOMBE</u> , 2019. MADLA MORE

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 12/13

ACKNOWLEDGMENT

\mathcal{A}
State of $MUGM9$
Shalf County)
I, Mary Mark, a Mary Mic in and for said County in said State,
hereby certify that JOHN C-CGIO whose name as INMOCO of
Soldly RANS, a LLC, is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such and with full authority, executed the same
voluntarily for and as the act of said $MMbC$.
Given under my hand this the Way of December, 20 9
MANAMIN DEX

20200116000021660 01/16/2020 09:16:22 AM MORTAMEN 13/13

ACKNOWLEDGMENT

Alaman
State of MMM)
Chilly County)
I, May Mak, a WHAY VOK in and for said County in said State,
hereby certify that WARS KIRINGY whose name as MUND for of
SAHVUE PROME a LLC , is signed to the foregoing conveyance and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such /\ldotsub /\
voluntarily for and as the act of said MUMbe
Given under my hand this the 20 day of ROMBY, 2019.
- Manda Jack



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2020 09:16:22 AM
\$155.50 CHARITY
20200116000021660

alei 5. Buyl