

20200814000349990
08/14/2020 08:26:15 AM
ASSIGN 1/4

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PREPARED BY AND AFTER
RECORDING RETURN TO:

The maximum principal indebtedness
for Alabama tax purposes is \$0.00.

Mollie A. Gass, Esq.
Rudy Winstead Turner PLLC
2010 21st Avenue South
Nashville, Tennessee 37212

MODIFICATION OF ASSIGNMENT OF RENTS AND LEASES

THIS MODIFICATION OF ASSIGNMENT OF RENTS AND LEASES (the "Modification") dated August 11, 2020, is made and executed between Wealth Cap Holdings, LLC, a Delaware limited liability company ("Grantor"), and ServisFirst Bank, an Alabama banking corporation and whose address is 1801 West End Ave #110, Nashville, Tennessee 37203 ("Lender").

ASSIGNMENT OF RENTS AND LEASES. Lender and Grantor entered into an Assignment of Rents and Leases dated February 7, 2020 and recorded on February 11, 2020 in the Judge of Probate of Shelby County, Alabama, Instrument Number 20200211000056070 (the "Assignment of Rents and Leases").

REAL PROPERTY DESCRIPTION. The Assignment of Rents and Leases, as modified, relates to real property located in Shelby County, State of Alabama, more particularly described on **Exhibit A**.

MODIFICATION. Lender and Grantor hereby modify the Assignment of Rents and Leases as follows:

"Loan Amount" shall mean \$105,000.00, a portion of the total indebtedness of \$1,025,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Assignment of Rents and Leases shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Assignment of Rents and Leases as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Assignment of Rents and Leases. It is the intention of Lender to retain as liable all parties to the Assignment of Rents and Leases and all parties,

makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF ASSIGNMENT OF RENTS AND LEASES AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF ASSIGNMENT OF RENTS AND LEASES IS DATED AUGUST 11, 2020.

GRANTOR:

WEALTH CAP HOLDINGS, LLC, a
Delaware limited liability company

Lance Welch
By: Lance Welch, Authorized Signor

LENDER:

SERVISFIRST BANK, an Alabama
banking corporation

Stephanie Farmer
Stephanie Farmer, Vice President

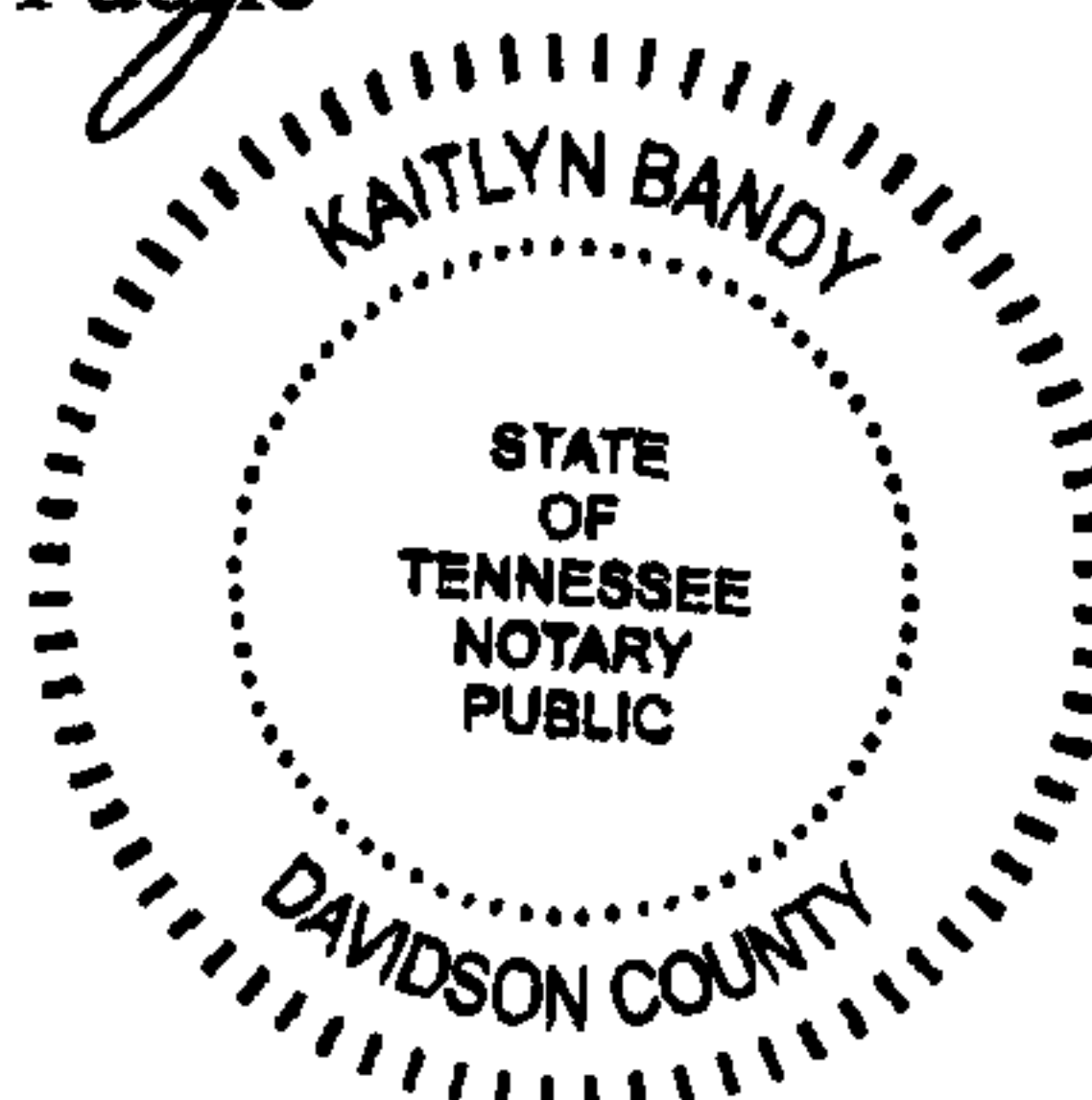
STATE OF TENNESSEE)
COUNTY OF Davidson

Before me, a Notary Public for said county and state, personally appeared Lance Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of Wealth Cap Holdings, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Signor executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Signor.

Witness my hand and seal, in Davidson, Tennessee, this 11 day of August, 2020.

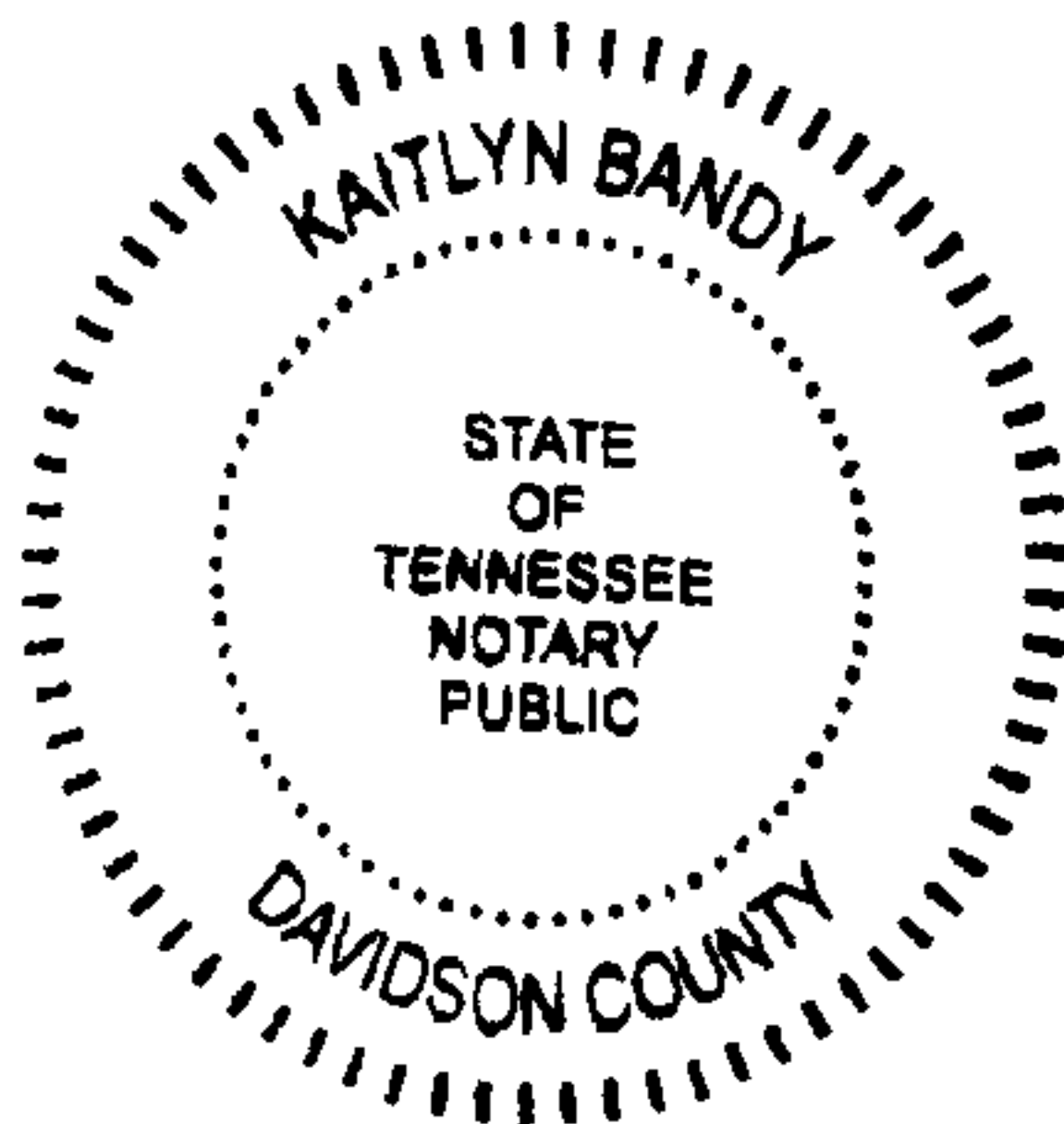
My Commission Expires May 1st 2024

Kaitlyn Bandy
Notary Public



Before me, a Notary Public of said County and State, personally appeared Stephanie Farmer, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of ServisFirst Bank, and Alabama banking corporation, the within named bargainor, and that she as such Vice President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, in Davidson Tennessee, this 11 day of August, 2020.



Kaitlyn Bandy
Notary Public

My commission expires:

May 7th 2025

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

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

Lots 1 and 2, Block 2, Southmont Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 4, Page 46, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2020 08:26:15 AM
\$31.00 JESSICA
20200814000349990

Alvin S. Bayl