

RECORDATION REQUESTED BY:

BankFirst Financial Services
Starkville Mississippi Russell Street Branch
101 Russell Street
Starkville, MS 39759

WHEN RECORDED MAIL TO:

BankFirst Financial Services
Starkville MS Russell Street
PO Box 1348
Starkville, MS 39760

SEND TAX NOTICES TO:

BankFirst Financial Services
Loan Operations Department
PO Box 31
Macon, MS 39341

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



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Notice: The original principal amount available under the Note (as defined below), which was \$2,019,453.00 (on which any required taxes already have been paid), now is increased by an additional \$380,547.00.

THIS MODIFICATION OF MORTGAGE dated February 29, 2024, is made and executed between CORNER STREET PROPERTIES, LLC, a Mississippi Limited Liability Company, whose address is 201 E MAIN ST, STARKVILLE, MS 39759-2929 (referred to below as "Grantor") and BankFirst Financial Services, whose address is 101 Russell Street, Starkville, MS 39759 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 18, 2022 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

RECORDED 04/20/2022 IN SHELBY COUNTY JUDGE OF PROBATE AS INSTRUMENT 20220420000162580.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1 INVERNESS CENTER PKWY, BIRMINGHAM, AL 35242.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

IN CONSIDERATION OF THE ADDITIONAL LOAN MADE BY BANK TO BORROWER, MORTGAGOR HEREBY EXECUTES THIS MODIFICATION OF MORTGAGE, EVIDENCING AND INCREASING THE TOTAL AMOUNT OF ORIGINAL INDEBTEDNESS DUE UNDER THE NOTE AND SECURED BY THIS MORTGAGE TO \$2,400,000.00

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage 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 Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorers 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. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

MODIFICATION OF MORTGAGE (Continued)

Loan No: 1280315

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 29, 2024.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

CORNER STREET PROPERTIES, LLC

By:  (Seal)
 MATTHEW KANE OVERSTREET, Member of
 CORNER STREET PROPERTIES, LLC

LENDER:

BANKFIRST FINANCIAL SERVICES

x  (Seal)
 Dennis Bock, Community Bank President

This Modification of Mortgage prepared by:

Name: DENNIS BOCK, LENDER
 Address: 101 Russell Street
 City, State, ZIP: Starkville, MS 39759

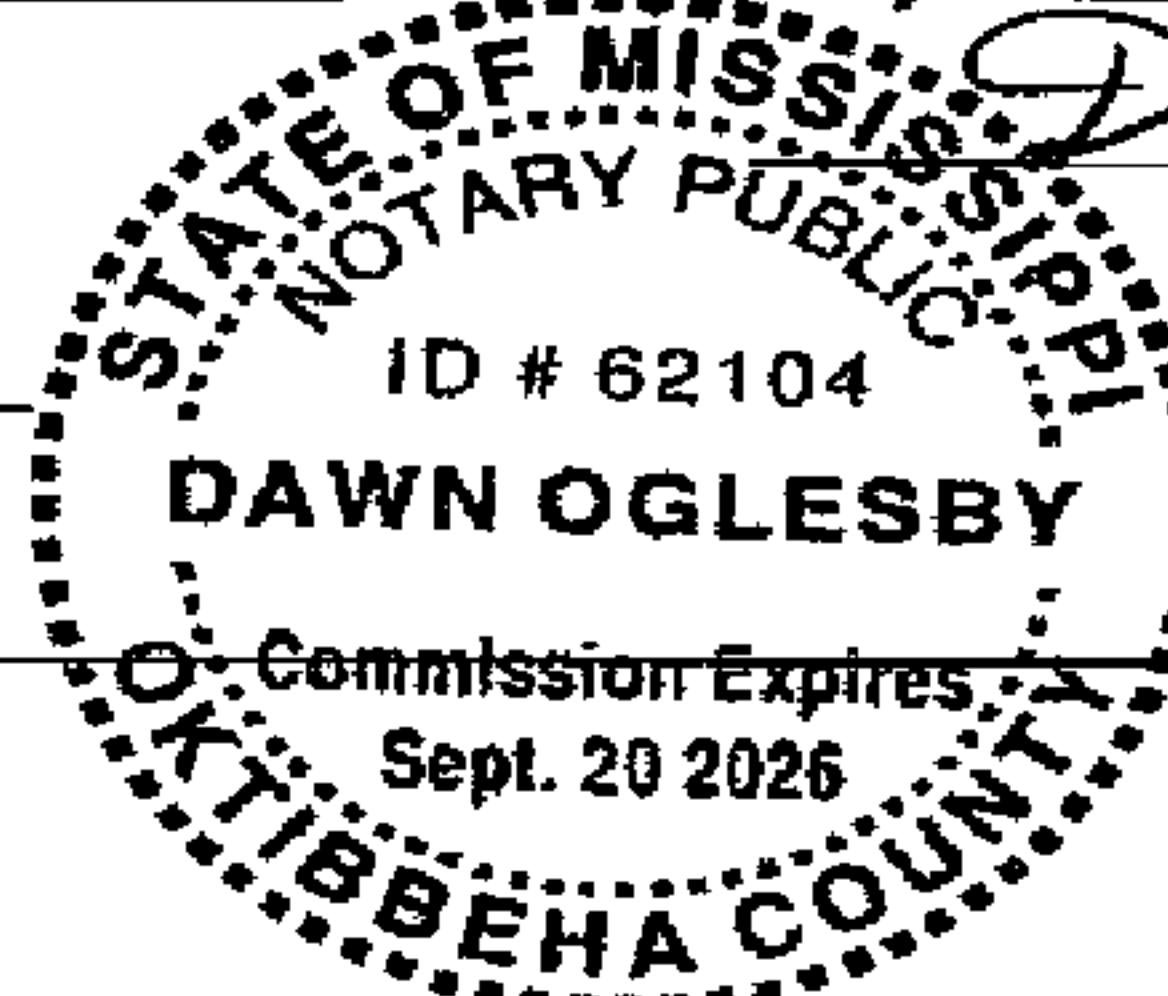
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Mississippi)
) SS
 COUNTY OF Okfuskeena)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **MATTHEW KANE OVERSTREET, Member of CORNER STREET PROPERTIES, LLC**, a limited liability company, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification, he or she, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29th day of February, 2024.

My commission expires Sept. 20, 2026




 Notary Public

MODIFICATION OF MORTGAGE (Continued)

Loan No: 1280315

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LENDER ACKNOWLEDGMENT

STATE OF Mississippi)
) SS
COUNTY OF Okfuskeena)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Dennis Bock** whose name as **Community Bank President of BankFirst Financial Services** is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of the Modification of Mortgage, he or she, in his or her capacity as such **Community Bank President of BankFirst Financial Services**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29th day of February, 2024.

Dawn Oglesby
Notary Public

My commission expires _____

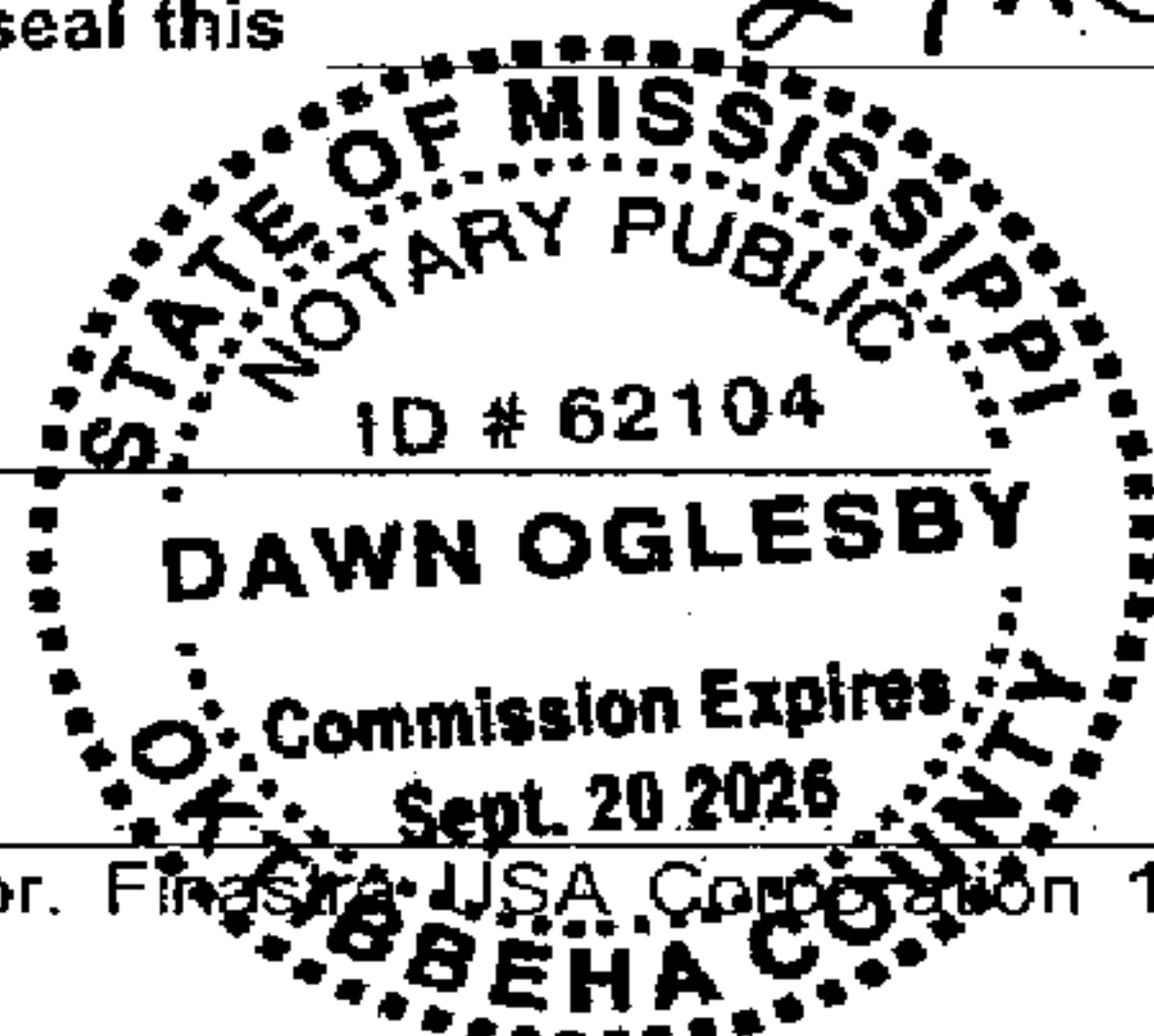


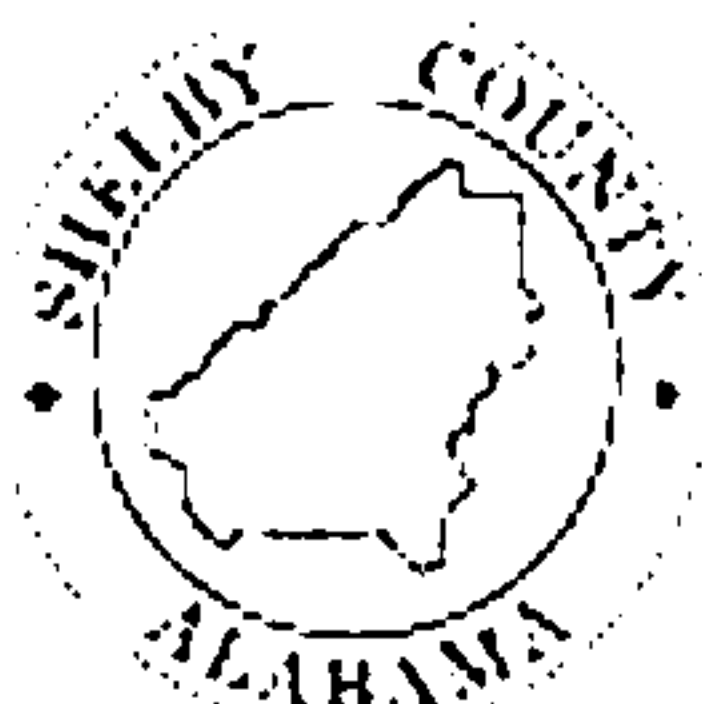
EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES
SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Site 25, according to the Map of Inverness Center, Site 25, as recorded in Map Book 18, Page
10, in the Probate Office of Shelby County, Alabama, also being known as:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 18 South, Range 2
West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 18 South,
Range 2 West, Shelby County, Alabama and run North along the East line of same 2513.59 feet
to a point on the Southwesterly right of way of U.S. Highway No. 280; thence left 60°54'50" and
run Northwesterly along said right of way 49.82 feet to the point of a curve of a curve to the
right, said curve having a radius of 2915.42 feet and a central angle of 12°02'54"; thence
continue Northwesterly along said right of way and the arc of said curve 613.06 feet to a point
on curve also being the point of beginning; thence an angle left of 90°00' to the tangent of said
point on curve and run Southwesterly 290.00 feet to a point on the Northeasterly right of way
of a proposed 50 foot street; thence right 90°00' and run Northwesterly 46.57 feet along said
right of way to the point of curve of a curve to the right, said curve having a radius of 225.00
feet and a central angle of 37°54'56"; thence continue Northwesterly along said right of way
and arc of said curve 148.89 feet to a point of reverse curve of a curve to the left, said curve
having a radius of 275.00 feet and a central angle of 15°59'41"; thence continue Northwesterly
along said right of way and the arc of said curve 76.77 feet to a point of reverse curve of a
curve to the right, having a radius of 100.00 feet and a central angle of 70°59'29"; thence run
Northwesterly to Northwesterly along the arc of said curve 123.90 feet to the point of tangent,
said point being on the Southwesterly right of way of Inverness Center Parkway; thence run
Northeasterly along said right of way 93.53 feet to the point of curve of a curve to the right,
having a radius of 25.00 feet and central angle of 90°00'; thence run Northeasterly to
Southeasterly along the arc of said curve 39.27 feet to the point of tangent and an intersection
with the Southwesterly right of way of U.S. Highway No. 280; thence run Southeasterly along
said right of way 134.42 feet to a point of curve of a curve to the left, having a radius of 2915.42
feet and a central angle of 2°56'06"; thence continue Southeasterly along said right of way and
the arc of said curve 148.50 feet to the Point of beginning, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2024 02:28:57 PM
\$601.90 JOANN
20240314000071130

Allen S. Bayl