

This instrument prepared by:
B. Christopher Battles
3150 Highway 52 W.
Pelham, AL 35124

20150806000271950
08/06/2015 02:56:36 PM
MORTAMEN 1/3

AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT

This Amendment to Mortgage and Security Agreement (the "Amendment") is entered into as of August 4, 2015.

Riverwoods Property Group, LLC, ("Borrower") has made and delivered to **Magic City Capital, LLC** ("Lender"), a Mortgage and Assignment of Rents and Leases as the same may be extended, renewed, amended or modified (as so extended, renewed, modified or amended, the "Mortgage") dated January 16, 2015, as recorded in Instrument No. 20150223000055330, in the Probate Office of Shelby County, Alabama, in order to secure a Promissory Note from Borrower as the same may be extended, renewed, amended or modified (as so extended, renewed, modified or amended, the "Note") evidencing a loan in the principal amount of One hundred seventy six thousand four hundred and no/100 (\$176,400.00) outstanding from time to time, interest thereon and certain other indebtedness and obligations of the Borrower from time to time owing to Lender. Capitalized terms used herein and not defined have the meanings set forth in the Mortgage.

Borrower and Lender mutually desire to amend the above described mortgage in order to increase the loan amount.

NOW, THEREFORE, in consideration of the above provisions, and in further consideration of the mutual covenants contained in the Amendment, the parties agree as follows:

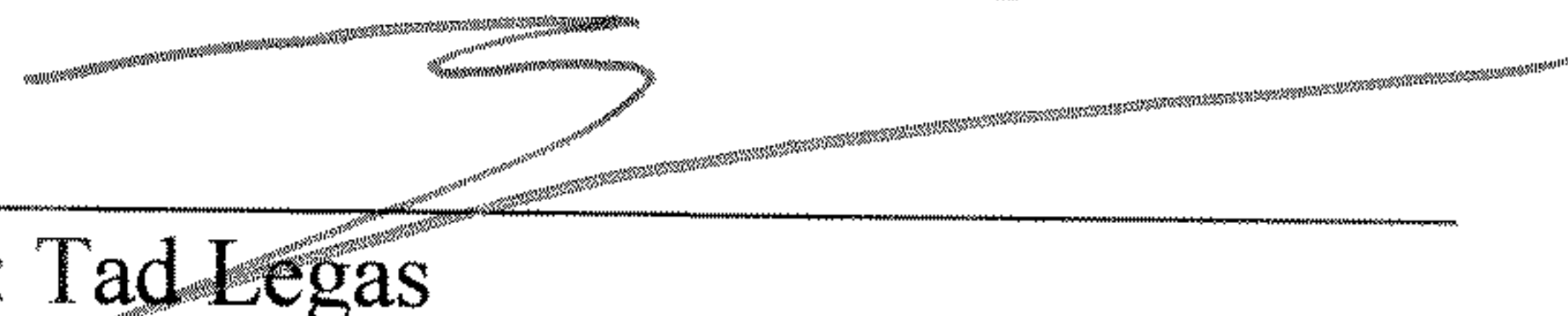
1. **Amendments to Mortgage:** The mortgage is hereby amended to increase the loan amount to \$226,400.00.
2. **Continued Effectiveness of Documents:** In all other respects, the Mortgage shall remain unchanged and in full force and effect, and Borrower affirms that it has no offsets or defenses to its obligations pursuant to the Mortgage or other documents executed in connection therewith.
3. **Document Taxes and Other Charges:** In the event any taxing authority shall require any additional mortgage recording tax or filing fees or impose any interest or penalties incident to this Amendment, Borrower will promptly pay the same. Borrower also agrees to pay any title insurance premium or charges to amend the mortgage.

20150806000271950 08/06/2015 02:56:36 PM MORTAMEN 2/3

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

BORROWER:

Riverwoods Property Group, LLC


By: Tad Legas

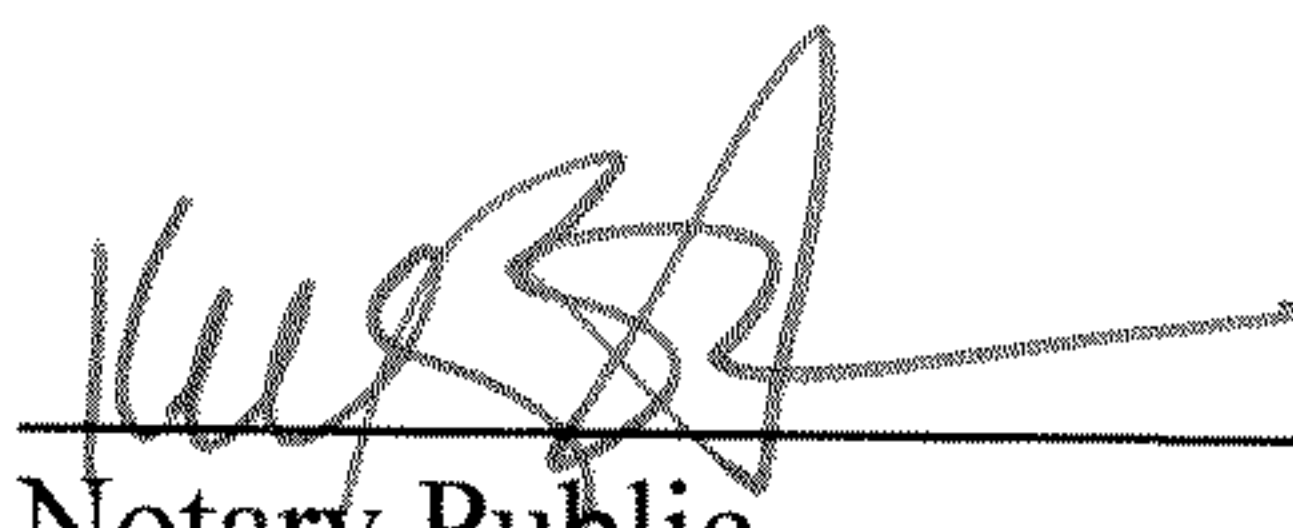
Its: Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tad Legas, whose name as Member of Riverwoods Property Group, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 5th day of August, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018


Notary Public
My Commission Expires: 10/21/18

The undersigned hereby consents to the Amendment.

LENDER:
Magic City Capital, LLC

By: EISA SHUNKWA
Its: President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EISA SHUNKWA, whose name as _____ of Magic City Capital, LLC, a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she/they, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 5 day of August, 2015.

[Signature]
Notary Public
My Commission Expires: _____

My Commission Expires 7/30/2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/06/2015 02:56:36 PM
\$95.00 CHERRY
20150806000271950

[Signature]