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SECOND AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT

THIS SECOND AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT is dated as of the 27th day of January, 2016, by and between **CHELSEA PARK HOLDING, LLC**, a Delaware limited liability company ("Mortgagor") and **BRYANT BANK**, an Alabama state banking corporation ("Mortgagee").

WHEREAS, Mortgagor executed and delivered to Mortgagee that certain Mortgage and Security Agreement dated December 29, 2011 recorded as Instrument 20111229000396030 with the Shelby County Judge of Probate, as amended by that certain Amendment to Mortgage and Security Agreement dated July 7, 2015 recorded as Instrument 20150710000234300 with the Shelby County Judge of Probate; and

WHEREAS, Mortgagor has requested that Mortgagee extend additional credit to Mortgagor, and Mortgagee is willing to do so on condition that Mortgagor execute and deliver this Amendment;

NOW, THEREFORE, in consideration of the premises, Mortgagor and Mortgagee hereby agree as follows:

1. In addition to the Secured Debt described in the Mortgage, the Mortgage shall also secure the following:
 - (vii) payment of a certain Promissory Note in the principal sum of \$494,980.00 dated January 27th, 2016, executed by Mortgagor, payable to the order of Mortgagee, bearing interest as provided in said Note, and any and all renewals, extensions, modifications, substitutions or increases of said Note or any part thereof (the "Swimming Pool Loan Note").
2. The new indebtedness secured by the Mortgage, as amended hereby, is \$494,980.00.
3. Except as amended hereby, the Mortgage shall remain in full force and effect, and its provisions are ratified and affirmed.

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IN WITNESS WHEREOF, Mortgagor and Mortgagee have executed this Amendment as of the date first above-written.

CHELSEA PARK HOLDING, LLC

By:


Douglas D. Eddleman
Its Manager

BRYANT BANK

By:


Brian Ethridge
Its Executive Vice President



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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