STATE OF ALABAMA)
SHELBY COUNTY)
MADISON COUNTY)

AMENDMENT TO MASTER MORTGAGE

THIS AMENDMENT amends that certain Master Mortgage (hereinafter "Mortgage") executed on May 6, 2016, as from time to time amended, by NSH CORP., an Alabama corporation, whose address is 3545 Market Street, Birmingham, Alabama 35226, SB HOLDING CORP., an Alabama corporation, whose address is 3545 Market Street, Birmingham, Alabama 35226, SB DEV. CORP., an Alabama corporation, whose address is 3545 Market Street, Birmingham, Alabama 35226; NSH NASHVILLE, LLC, a Tennessee limited liability company, whose address is 3545 Market Street, Birmingham, Alabama 35226; BRENLEY CROSSING PARTNERS, LLC, a Tennessee limited liability company whose address is 3545 Market Street, Birmingham, Alabama 35226; and JACKSON HILLS PARTNERS, LLC, a Tennessee limited liability company, BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company, whose address is 3545 Market Street, Birmingham, Alabama 35226, BROCK POINT PARTNERS, LLC, an Alabama limited liability company, whose address is 3545 Market Street, Birmingham, Alabama 35226, and LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company, whose address is 3545 Market Street, Birmingham, Alabama 35226 (hereinafter jointly, severally and collectively referred to as the "Mortgagor") in favor of REGIONS BANK, whose address is 1592 Montgomery Highway, Birmingham, Alabama 35216 (hereinafter "Lender").

WHEREAS, the Mortgage was recorded May 6, 2016, as Instrument No. 20160506000154710 in the Office of the Judge of Probate of Shelby County, Alabama, and recorded May 9, 2016 as Instrument No. 20160509000250100 in the Office of the Judge of Probate of Madison County, Alabama, and pertains to the tract or parcel or parcels of land situated in Madison County and Shelby County, Alabama referenced therein together with any and all tracts or parcels added by subsequent amendments thereto (collectively the "Land")(the Land together with any and all rights and properties, both tangible and intangible, as set forth or defined in the Mortgage shall collectively herein be referred to as the "Mortgaged Property")

WHEREAS, the Mortgage was given as security in accordance with the terms of a Master Revolving Line of Credit Promissory Note, dated May 6, 2016, as amended and renewed by that Master Revolving Line of Credit Promissory Note dated this date, increasing the maximum principal amount available thereunder to the amount of \$25,000,000 ("Master Note") together with the notes and/or obligations referenced

NOTES TO CLERK: (1) THIS AMENDMENT ADDS ADDITONAL MORTGAGED PROPERTY TO THE MORTGAGE; (2) THIS AMENDMENT DOES NOT CHANGE THE MAXIMUM PRINCIPAL INDEBTEDNESS SECURED BY THE MORTGAGE; (3) THIS AMENDMENT DOES NOT CHANGE THE TERM OF THE MORTGAGE; (4) THIS IS AN AMENDMENT TO THAT CERTAIN MORTGAGE RECORDED AS INSTRUMENT NO. 20160506000154710 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; AND RECORDED AS INSTRUMENT NO. 20160509000250100 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA.

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in <u>Exhibit "A"</u> attached hereto (the "**Existing Notes**") (the Master Note and Existing Notes, along with all renewals, extensions, amendments and modifications thereto shall be collectively referred to herein as the "**Note**") and payable in accordance with the terms thereof and as provided in the Master Revolving Credit Facility Agreement [Amended and Restated] dated this date ("**Master Agreement**") executed in connection with the Master Note, or those documents executed in connection with the Existing Notes (Master Note and Master Agreement along with all amendments, collectively the "**Agreement**")

WHEREAS, the Mortgage is the Master Mortgage referred to in the Agreement and given to secure \$12,000,000.00 of the principal amount of the Note, together with interest, and all renewals, extension and modifications thereto, along with all refinancings and all other additional indebtedness of Mortgagor to Lender.

WHEREAS, upon the recordation of the Mortgage privilege taxes in the amount of \$10,500.00 (as required by Ala. Code 1975 § 40-22-2) were paid to the Office of the Judge of Probate of Shelby County, Alabama, and certified to the Office of the Judge of Probate of Madison County, Alabama.

WHEREAS, Mortgagor and Lender have agreed to amend the Mortgage as set forth herein.

NOW THEREFORE, in consideration of the terms and conditions contained herein, and to induce Lender to lend additional monies to Mortgagor and Additional Mortgagor under the terms of the Agreement, the Mortgage is hereby amended as follows:

- 1. **Exhibit A** to the Mortgage is amended to add the parcels of real property described on **Exhibit A-1** hereto (the "**Additional Land**"), which Additional Land shall in all respects be considered as part of the Mortgaged Property under the Mortgage to the same extent as if originally included under the real property described in said **Exhibit A**. For good and valuable consideration, Borrower does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the Additional Land (and all other "Mortgaged Property" as described in the Mortgage as applicable to the Additional Land), to secure the same indebtedness (however described) as set forth in the Mortgage and under the same terms, conditions, warranties and representations as set forth in the Mortgage, all of which are hereby adopted by reference.
- 2. Borrower hereby warrants that, subject to those matters set forth on **Exhibit B-1** hereto, it is lawfully seized of an indefeasible estate in fee simple in Additional Land, and has good and absolute title to all existing personal property hereby granted as security with respect to such Additional Land, and has good right, full power and lawful authority to sell, convey, mortgage and grant a security interest in the same in the manner and form aforesaid; that the same is free and clear of all grants, reservations, security interests, liens, charges, and encumbrances whatsoever, including, as to the personal property and fixtures, conditional sales contracts, chattel mortgages, security agreements, financing statements, and anything of a similar nature, and that Borrower shall and will warrant and forever defend the title thereto and the quiet use and enjoyment thereof unto the Lender, its successors and assigns, against the lawful claims of all persons whomsoever.
- 3. All of the terms and provisions of the Mortgage not specifically amended herein, are hereby reaffirmed, ratified and restated. This Amendment amends the Mortgage and is not a novation thereof.

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[MORTGAGORS' SIGNATURE PAGE TO AMENDMENT TO MASTER MORTGAGE]

IN WITNESS WHEREOF, we have hereunto set our hands and seals effective this day of May, 2017.

SB DEV. CORP., an Alabama corporation

SB DEV. CORP., an Alabama corporation			
Strand Dangel			
BY: CAA)///////////////////////////////////	·		
Name: J. Daniel Garrett			
Title: Chief Financial Officer			
SB HOLDING CORP., an Alabama corporation			
BY: ARMILLAMENT			
Name: J/Baniel Garrett			
Title: Chief Financial Officer	 		
NSH NASHVILLE, LLC, a Tennessee limited liability company			
BY: NSH Corp., an Alabama corporation (Sole Member of NSH Nashville, LLC)			
(Sole Member of NSH Nashville, LLC)			
BY: SANARUMENT			
Name: J. Daniel Garrett			
Title: Chief Financial Officer of NSH Corp.			
NSH CORP., an Alabama corporation			
BY: Mullenutt			
Name: J/Daniel Garrett			
Title: Chief Financial Officer			
YN THE TOTAL CONTROL OF CONTROL OF THE AND A TRANSPORT OF THE TAX OF THE SECOND			
BRENLEY CROSSING PARTNERS, LLC, a Tennessee limited			
liability company			
BY: SB HOLDING CORP., an Alabama corporation			
(Managing Member of BRENLEY CROSSING			
BY: PARTNERS, LLC). BY: PARTNERS, LLC). BY: PARTNERS, LLC).			
Name: J./Daniel Garrett			
Title: Chief Financial Officer of SB Holding Corp.			
Title. "Cinci Financiai Officei of 55 Holding Corp.			
JACKSON HILLS PARTNERS, LLC, a Tennessee limited liability			
company			
BY: SB HOLDING CORP., an Alabama corporation			
(Managing Member of JACKSON HILLS PARTNERS, LLC)			
BY: WALLANTT			
Name: <u>Janiel Garrett</u>			
Title: Chief Financial Officer of SB Holding Corp.			

[MORTGAGOR'S SIGNATURES CONTINUED ON FOLLOWING PAGE.]

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BLACKRIDGE PARTNERS, LLC, an Alabama limited liability			
company			
BY: SB HOLDING CORP., an Alabama corporation			
BY: SB HOLDING CORP., an Alabama corporation (Managing Member of BLACKRIDGE PARTNERS, LLC) BY:			
BY: CASIMILL FRAMITS			
Name: //Daniel Garrett			
Title: Chief Financial Officer of SB Holding Corp.			
BROCK POINT PARTNERS, LLC, an Alabama limited liability			
company			
BY: SB HOLDING CORP., an Alabama corporation (Managing Member of BROCK POINT PARTNERS, LLC)			
(Managing Member of BROCK POINT PARTNERS, LLC)			
BY: SAMULSIUMET			
Name: /J. Daniel Garrett			
Title: Chief Financial Officer of SB Holding Corp.			
LAKE WILBORN PARTNERS, LLC, an Alabama limited liability			
company			
BY: SB HOLDING CORP., an Alabama corporation			
(Managing Member of LAKE WILBORN PARTNERS, LLC)			
BY: SZOZULL SULLOCH			
Name: J/Daniel Garrett			
Title: Chief Financial Officer of SBA Holding Corp.			

[MORTGAGOR'S ACKNOWLEDGEMENTS ON FOLLOWING PAGE(S).]

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STATE OF ALABAMA

	188 (2) 181873757
COUNTY	OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Garrett, whose name as Chief Financial Officer of NSH CORP., an Alabama corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the __5thday of May, 2017.

NOTARY PUBLIC

My Commission Expires: __03/19/2020

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Daniel Garrett**, whose name as Chief Financial Officer of **SB Holding Corp.**, an Alabama corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the <u>5thday</u> of May, 2017.

NOTARY-PUBLIC
My Commission Expires: 03/19/2020

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Garrett, whose name as Chief Financial Officer of SB DEV. CORP., an Alabama corporation, 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Daniel Garrett**, whose name as Chief Financial Officer of NSH Corp., an Alabama corporation, who is the sole member of **NSH NASHVILLE**, **LLC**, a Tennessee 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

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STATE	OF ALA	BAMA
		FFERSON

. . . 30038410882.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Garrett, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, who is the Managing Member of BRENLEY CROSSING PARTNERS, LLC, a Tennessee 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5thday of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Daniel Garrett**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, who is the Managing Member of **JACKSON HILLS PARTNERS**, **LLC**, a Tennessee 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5thday of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Garrett, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, who is the Managing Member of BLACKRIDGE PARTNERS, LLC, an Alabama 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Daniel Garrett**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, who is the Managing Member of **BROCK POINT PARTNERS, LLC**, an Alabama 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 5th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Daniel Garrett**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, who is the Managing Member of **LAKE WILBORN PARTNERS**, **LLC**, an Alabama 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 said instrument, he, as such authorized officer of said member, and with full authority, executed the same voluntarily, as an act of said company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the <u>5thday</u> of May, 2017.

NOTARY PUBLIC

My Commission Expires: 03/19/2020

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EXHIBIT A-1

Lot 95, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.

Lot 2040, according to the Survey of Glen Iris at Kilkerran Phase 3, as recorded in Map Book 46, Page 4, in the Probate Office of Shelby County, Alabama.

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EXHIBIT B-1

With respect to Lot 2040 Glen Iris

Subject to:

- 1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
- 2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
- 4. Restrictions appearing of record in Inst. No. 2016-7352.

With respect to Lot 95 Brock Point

Subject to:

- 1. Taxes for the year 2017 and subsequent years, not yet due and payable; Easements, building lines, and restrictions as shown on recorded map;
- 2. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
- 3. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
- 4. Amended and Restated Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partners, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840;
- 5. Covenant and agreement for Water Service as recorded in Real 2365, Page 574.

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Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 05/08/2017 08:36:27 AM \$40.00 CHERRY

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