THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, AL 35203

**PRIOR TO THIS RENEWAL, THE MORTGAGE AMOUNT WAS $3,500,000.00**
**NO EXTENSION OR RENEWAL CONTRACT IS BEING OFFERED FOR FILING OR FOR RECORD;**
**THIS IS BEING RECORDED AS EVIDENCE OF THE LINE OF CREDIT INCREASE**

STATE OF ALABAMA )
                                     **MORTGAGE MODIFICATION AGREEMENT**
COUNTY OF SHELBY )

This Agreement is by and between **SouthPoint Bank** ("Bank") and **Sawyer Trail, LLC, an Alabama limited liability company, SB Dev. Corp., an Alabama domestic corporation,** and **Brock Point Partners, LLC, an Alabama limited liability company** (collectively, "Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Revolving Credit Commercial Note dated May 2, 2016, and secured by a Master Future Advance Mortgage dated August 3, 2017, such mortgage being recorded on February 9, 2018, at Instrument #20180209000043030 in the Probate Office of Shelby County, Alabama ("Mortgage"); and

WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.
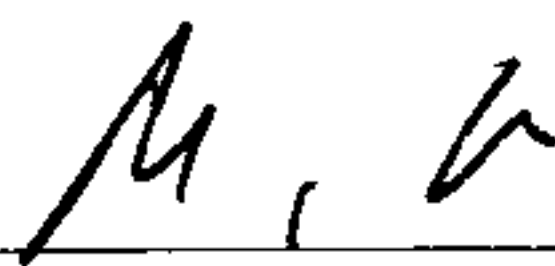
NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the terms of the Mortgage are modified as follows:

- **By increasing the loan amount to $4,500,000.00.**

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 2nd day of July, 2018.

**BORROWER:**

WITNESS:

**SB Dev. Corp.**

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By:     Levi Mixon
Its:     Authorized Signer

**Sawyer Trail, LLC**
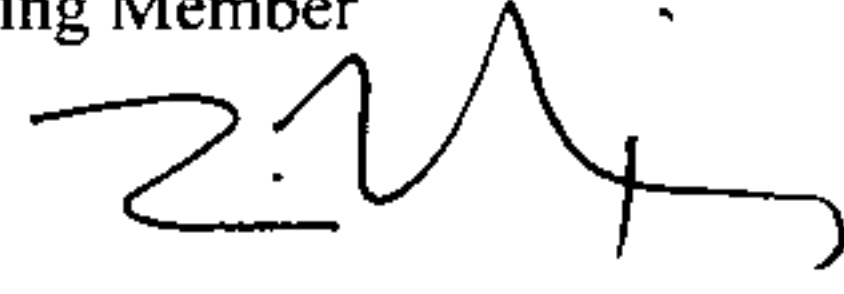
By:     SB Holding Corp.
Its:     Managing Member

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By:     Levi Mixon
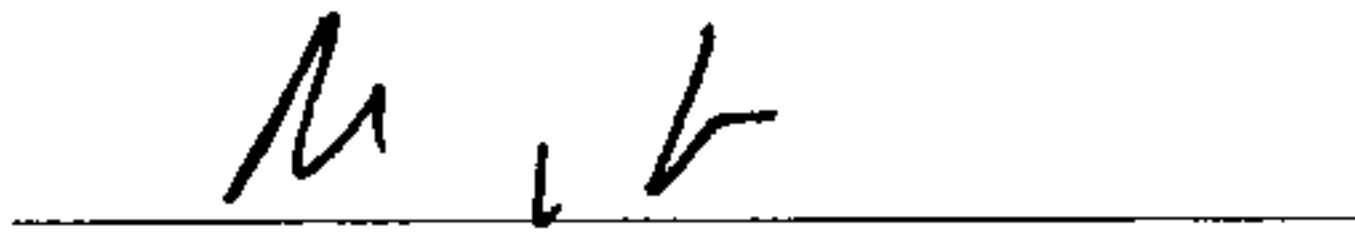Its:     Authorized Signer

**Brock Point Partners, LLC**

By:    SB Holding Corp.
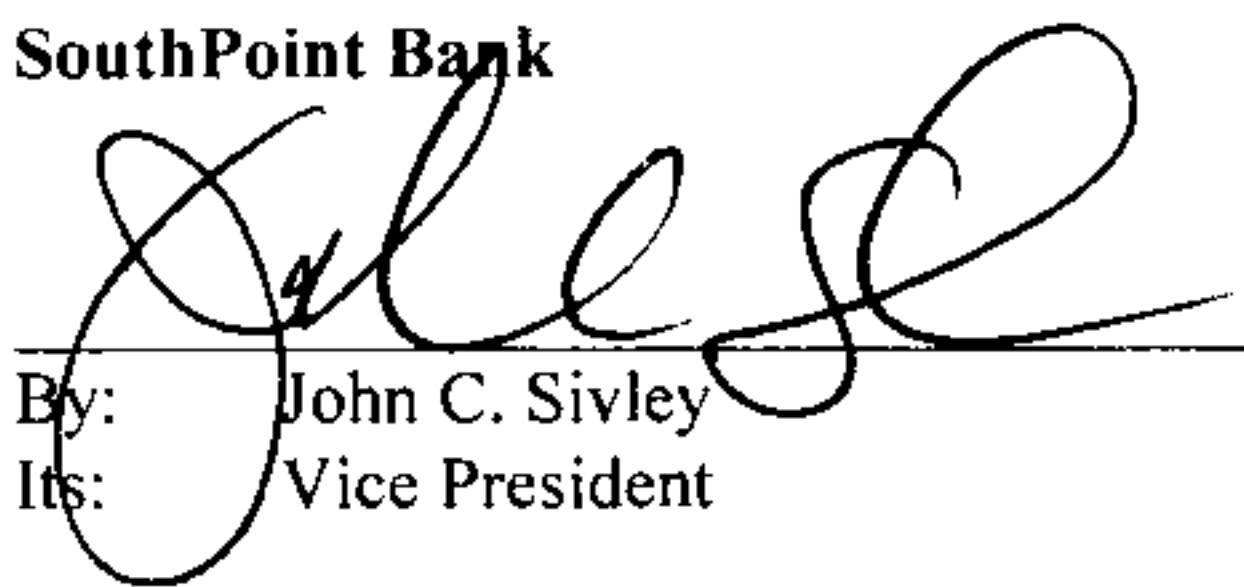Its:    Managing Member

By:    Levi Mixon
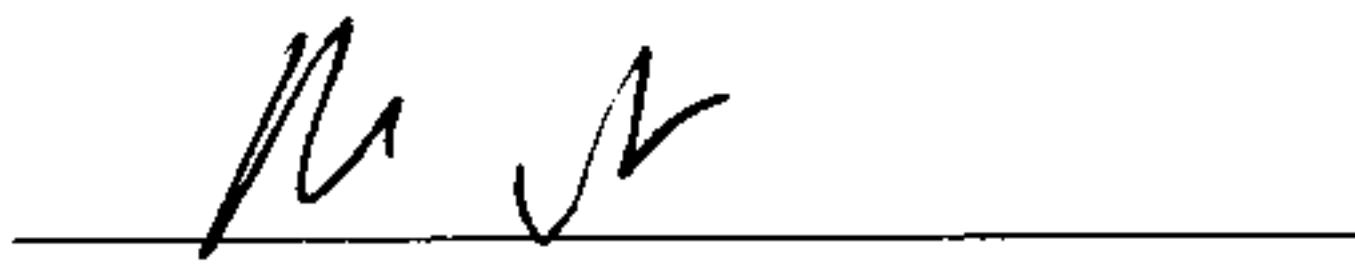Its:    Authorized Signer

WITNESS:

**BANK:**

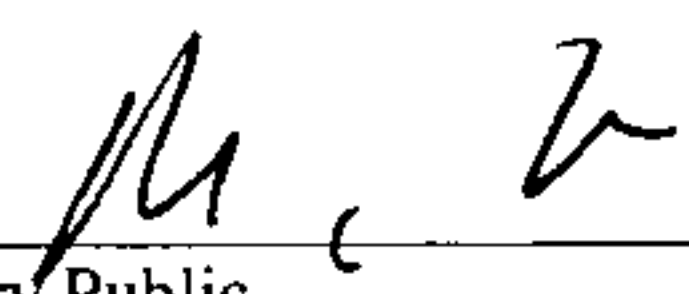**SouthPoint Bank**

By:    John C. Sivley
Its:    Vice President

STATE OF ALABAMA    )
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Levi Mixon, whose name as Authorized Signer of **SB Dev. Corp.**, a 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 signer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this __13__ day of July, 2018.

Notary Public
My Commission Expires:__5·23·10__
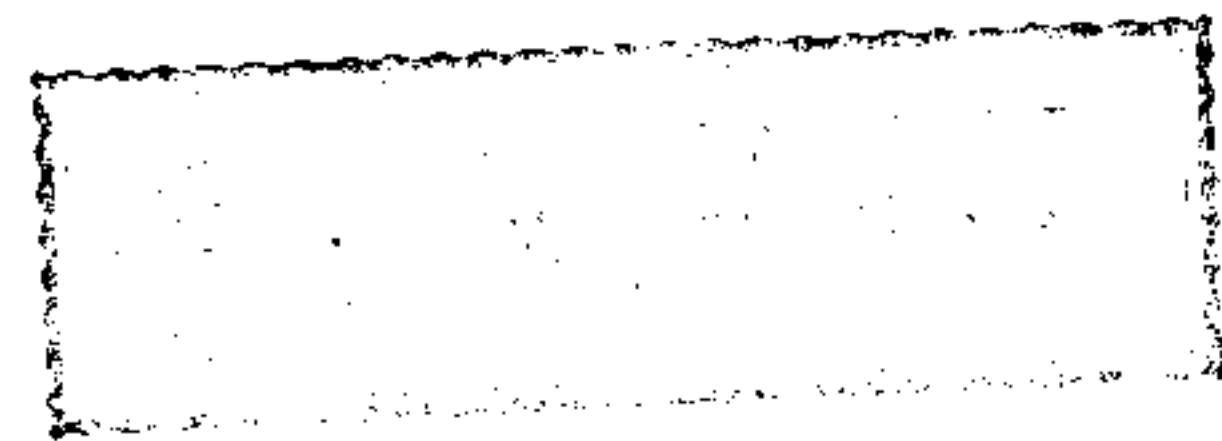
STATE OF ALABAMA    )
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Levi Mixon, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Sawyer Trail, 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 said instrument, he, as such signer and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this __13__ day of July, 2018.

Notary Public
My Commission Expires:__5·23·16__

STATE OF ALABAMA                    )
COUNTY OF JEFFERSON                 )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Levi Mixon, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Brock Point Partners, 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 said instrument, he, as such signer and with full authority, executed the same for and as the act of said limited liability company.

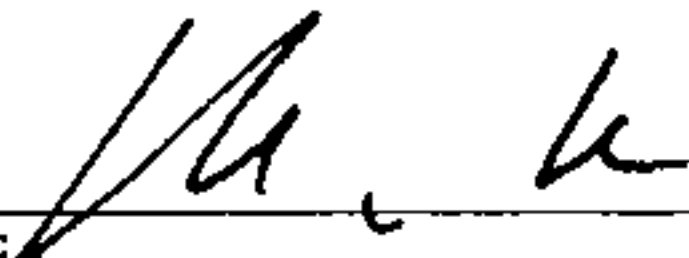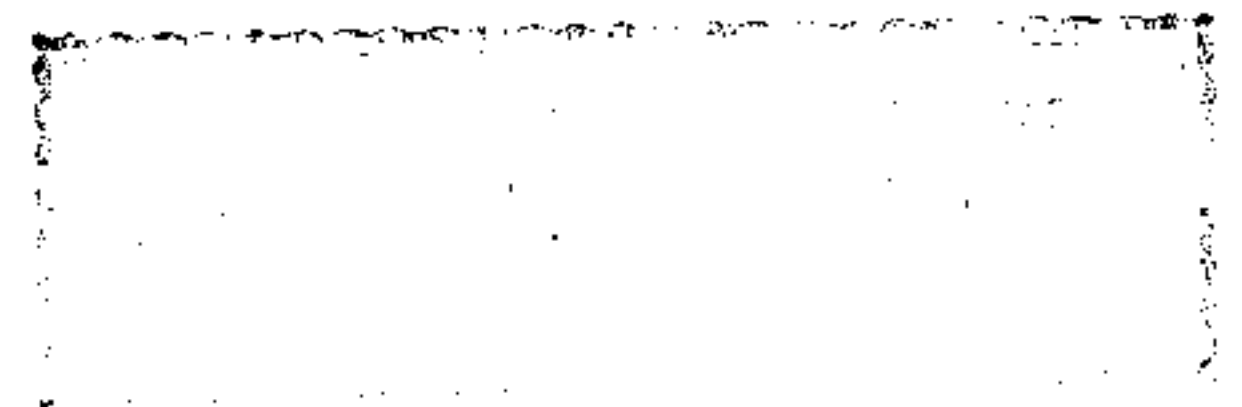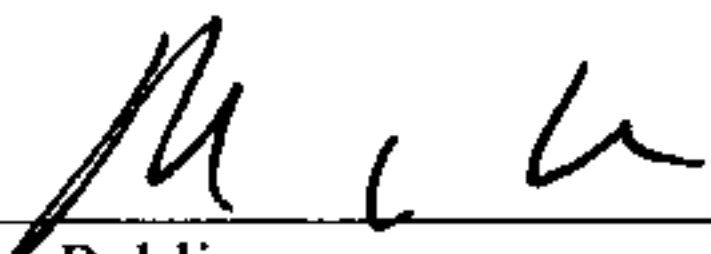Given under my hand and official seal this __13__ day of July, 2018.

_____
Notary Public
My Commission Expires: __5·23·20__


STATE OF ALABAMA                    )
COUNTY OF JEFFERSON                 )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that John C. Sivley, whose name as Vice President of **SouthPoint Bank**, a banking 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this __13__ day of July, 2018.

_____
Notary Public
My Commission Expires: __5·23·20__