STATE OF AL	ABAMA	
COUNTY OF	She1by	

#### AMENDMENT TO MASTER MORTGAGE

THIS AMENDMENT amends that certain Master Mortgage, (hereinafter "Mortgage") dated the 22<sup>nd</sup> day of December 2015, between NSH CORP., an Alabama corporation, SB HOLDING CORP., an Alabama corporation, SB DEV. CORP., an Alabama corporation, LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company, and BROCK POINT PARTNERS, LLC, an Alabama limited liability company (hereinafter jointly, severally, and collectively referred to as "Mortgagor") and VALLEY NATIONAL BANK, a National Banking Association, as successor in interest to USAmeriBank (formerly known as ALIANT BANK, a division of USAMERIBANK) (hereinafter "Mortgagee").

WHEREAS, the Mortgage is recorded December 22, 2015 as Instrument No. <u>201512300124097</u>; in the office of the Judge of Probate of Jefferson County, Alabama and recorded December 23, 2015 as Instrument No. <u>20151223000436940</u>; in the office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, the Mortgage has from time to time been amended to add additional property thereto, which such amendments being duly recorded in either the Office of the Judge of Probate of Jefferson County or of Shelby County, Alabama.

WHEREAS, the Mortgage was further amended by that certain Amendment to Master Mortgage recorded on January 20, 2017 as Instrument No. <u>2017006130</u> in the office of the Judge of Probate of Jefferson County, Alabama, and recorded on January 20, 2017 as Instrument No. <u>20170120000026060</u> in the office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, the Mortgage states that Mortgagor is indebted to Mortgagee in the aggregate principal sum of \$20,000,000.00.

WHEREAS, upon the recordation of the Mortgage the mortgage tax pertaining to the aforementioned indebtedness was paid in full.

WHEREAS, this Amendment will not change the maturity date of the Mortgage nor of the Notes.

WHEREAS, LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company (the "Grantor") was granted the authority under the Mortgage to amend the Mortgage to grant a mortgage or additional security without the express acknowledgment of all Mortgagors.

WHEREAS, in connection with a Sub-Loan Schedule under the Note, Grantor desires to make, execute, and deliver this Amendment to further secure Mortgagor's obligations under the Note, and Grantor enters into this Amendment for that purpose.

WHEREAS, this Amendment adds the property described on the Exhibit hereto (the "Added Property") to the Mortgage.

WHEREAS, this Amendment only adds to and does not release or replace any portion of the Mortgage, as amended on this date.

NOW THEREFORE, in consideration of the terms and conditions contained herein, and to induce Mortgagee

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to make a subloan under the Notes to Grantor, the Mortgage is hereby amended to add the Added Property to the Mortgage. In such regard, Exhibit "B" of the Mortgage and the Mortgaged Property described in the Mortgage, without being replaced or removing any portion thereof, shall include the Added Property.

Grantor does hereby grant, bargain, sell, alien, and convey (in accordance with the terms of the Mortgage) to Mortgagee the Added Property.

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.

Grantor does hereby agree and direct Mortgagee to take any action necessary to conform the mortgage to the terms as herein cited.

IN WITNESS WHEREOF, we have hereunto set our hands and seals effective July 25, 2018.

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LAKE WILBORN PARTNERS, LLC, an Alabama limited liability

company

By:

Print Name: J. Daryl Spears

Title:

Agent to Request Advances

STATE OF ALABAMA COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as Agent to Request Advances 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 officer, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

NOTARY PUBLIC

My Commission Expires:

03/19/2020

PUBLIC

THIS INSTRUMENT PREPARED BY AND AFTER RECORDATION SHOULD BE RETURNED TO:

Loan Operations
VALLEY NATIONAL BANK

Ln XXXXX27209, XXXXX27217, XXXXX27225, XXXXX27292, XXXXX27306, XXXXX27314, XXXXX27322

Operations Center - FL

P.O. Box 17540

Clearwater, FL 33762

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## EXHIBIT (Added Property)

#### Parcel 1

Lot 134, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2345 Black Creek Crossing, Hoover, AL 35226

### Parcel 2

Lot 184, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2314 Black Creek Crossing, Hoover, AL 35226

### Parcel 3

Lot 189, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2294 Black Creek Crossing, Hoover, AL 35226

### Parcel 4

Lot 124, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2305 Black Creek Crossing, Hoover, AL 35226

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#### Parcel 5

Lot 126, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2313 Black Creek Crossing, Hoover, AL 35226

### Parcel 6

Lot 129, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

2325 Black Creek Crossing, Hoover, AL 35226

#### Parcel 7

Lot 140A, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

1573 Wilborn Run, Hoover, AL 35226



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/26/2018 12:37:10 PM
\$25.00 CHERRY

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