

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

**NO EXTENSION OR RENEWAL CONTRACT IS BEING OFFERED FOR FILING OR FOR
RECORD; THIS IS BEING RECORDED AS EVIDENCE OF ADDITIONAL COLLATERAL
AND A LINE OF CREDIT INCREASE
(RECORDATION TAX IS BEING PAID ON THE LOAN INCREASE OF \$1,000,000.00
IN THE AMOUNT OF \$1,500.00.)**

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, Brock Point Partners, LLC, an Alabama limited liability company, and Blackridge Partners, LLC, an Alabama limited liability company (collectively, the "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, the real property described on the attached Exhibit "A" serves as collateral for the Mortgage; and

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated August 4, 2017, the loan amount was increased to \$3,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 2, 2018, the loan amount was increased to \$4,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated February 27, 2019, the loan amount was increased to \$5,000,000.00.

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 \$6,000,000.00.

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 16 day of July, 2019.

WITNESS:

BORROWER:

SB Dev. Corp.

By: J. Daryl Spears
Its: Authorized Signer

Sawyer Trail, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

Brock Point Partners, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

Blackridge Partners, LLC


By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

BANK:

WITNESS:

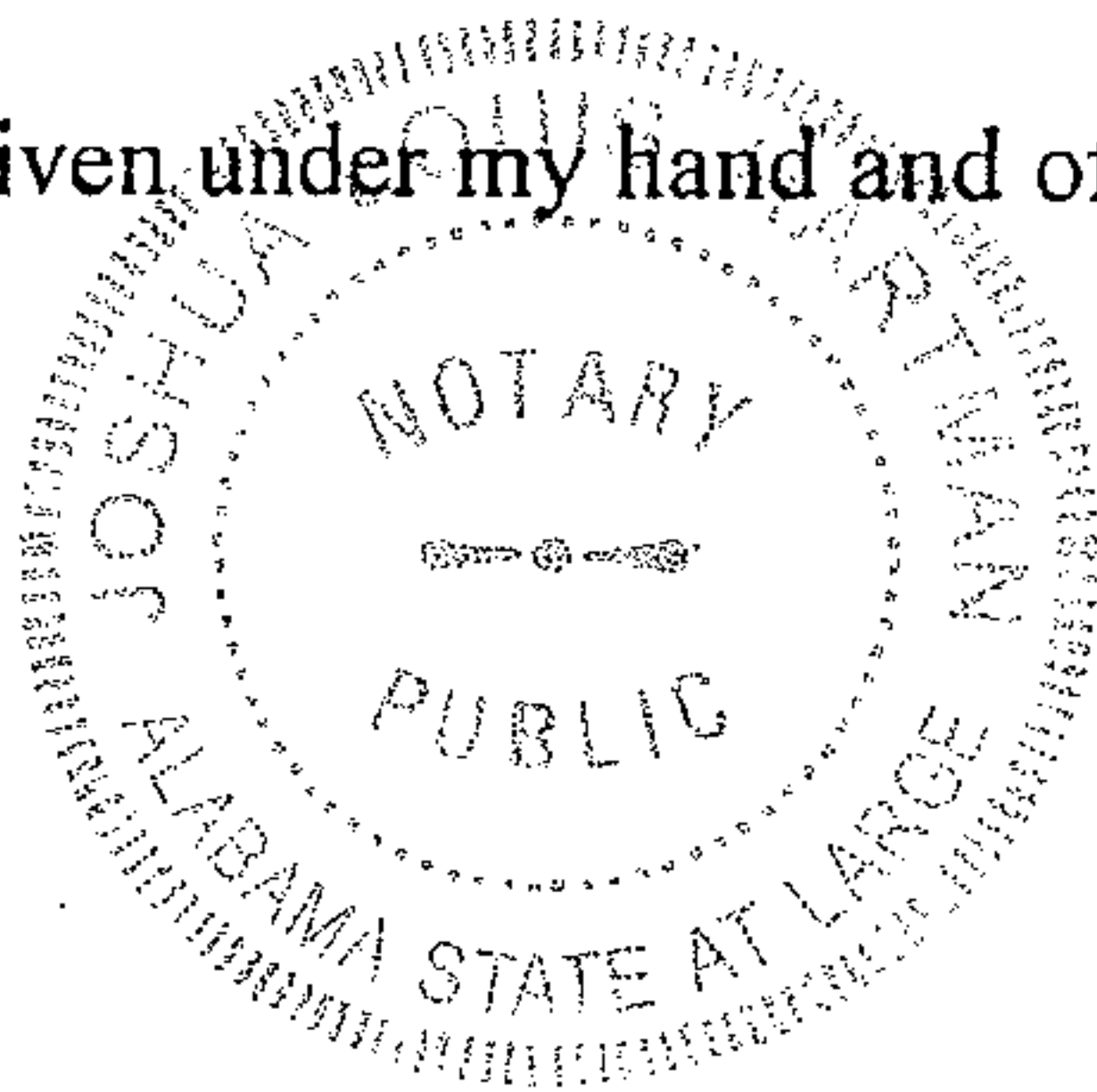
SouthPoint Bank


By: John C. Suley
Its: J.P.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, 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 officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 16th day of July, 2019.



Notary Public

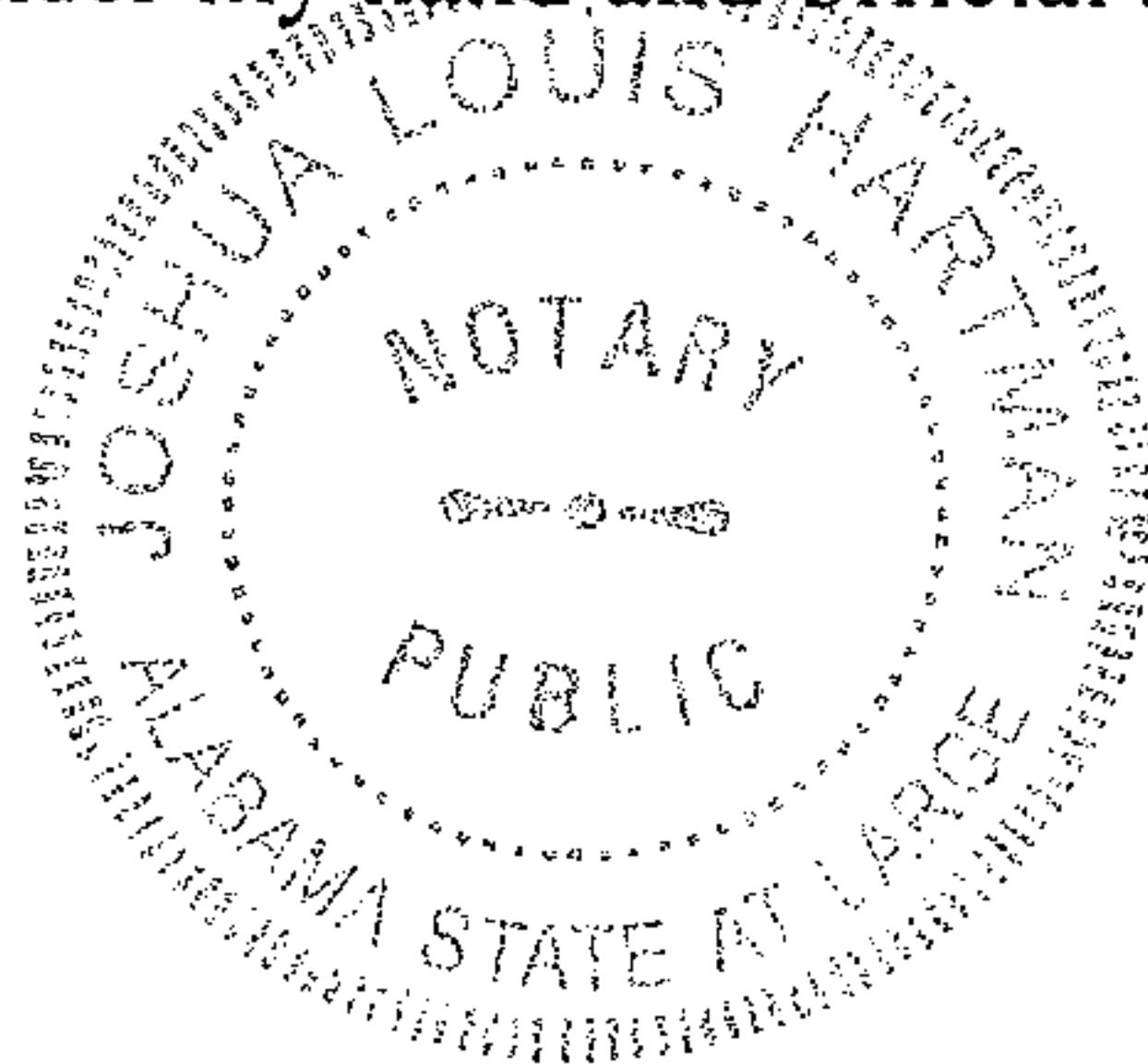
My Commission Expires: LOUIS HARTMAN

Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, 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 officer 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 16th day of July, 2019.



Notary Public

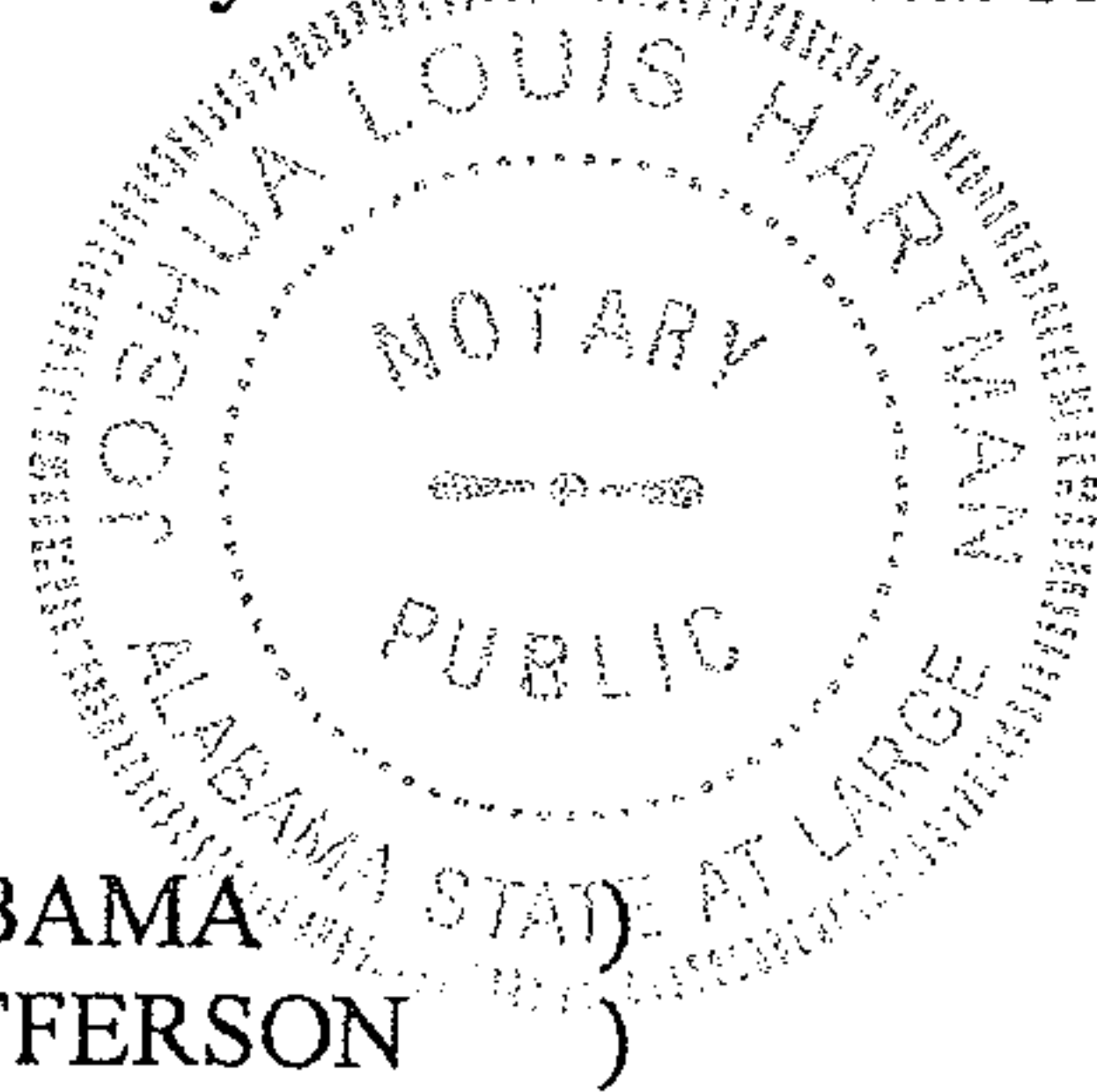
My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, 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 officer 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 16th day of July, 2019.



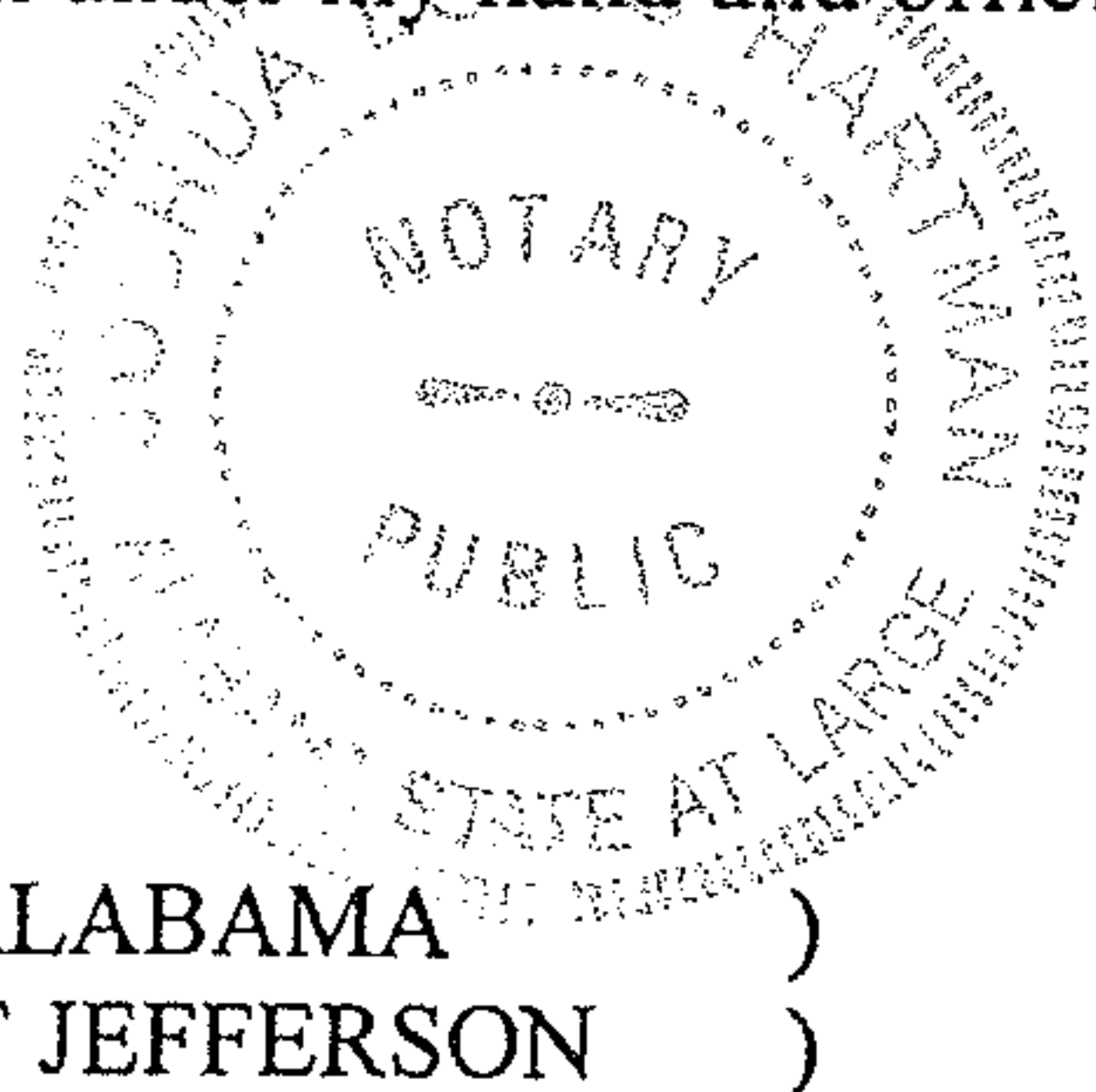
Notary Public
My Commission Expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Blackridge 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 officer 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 16th day of July, 2019.



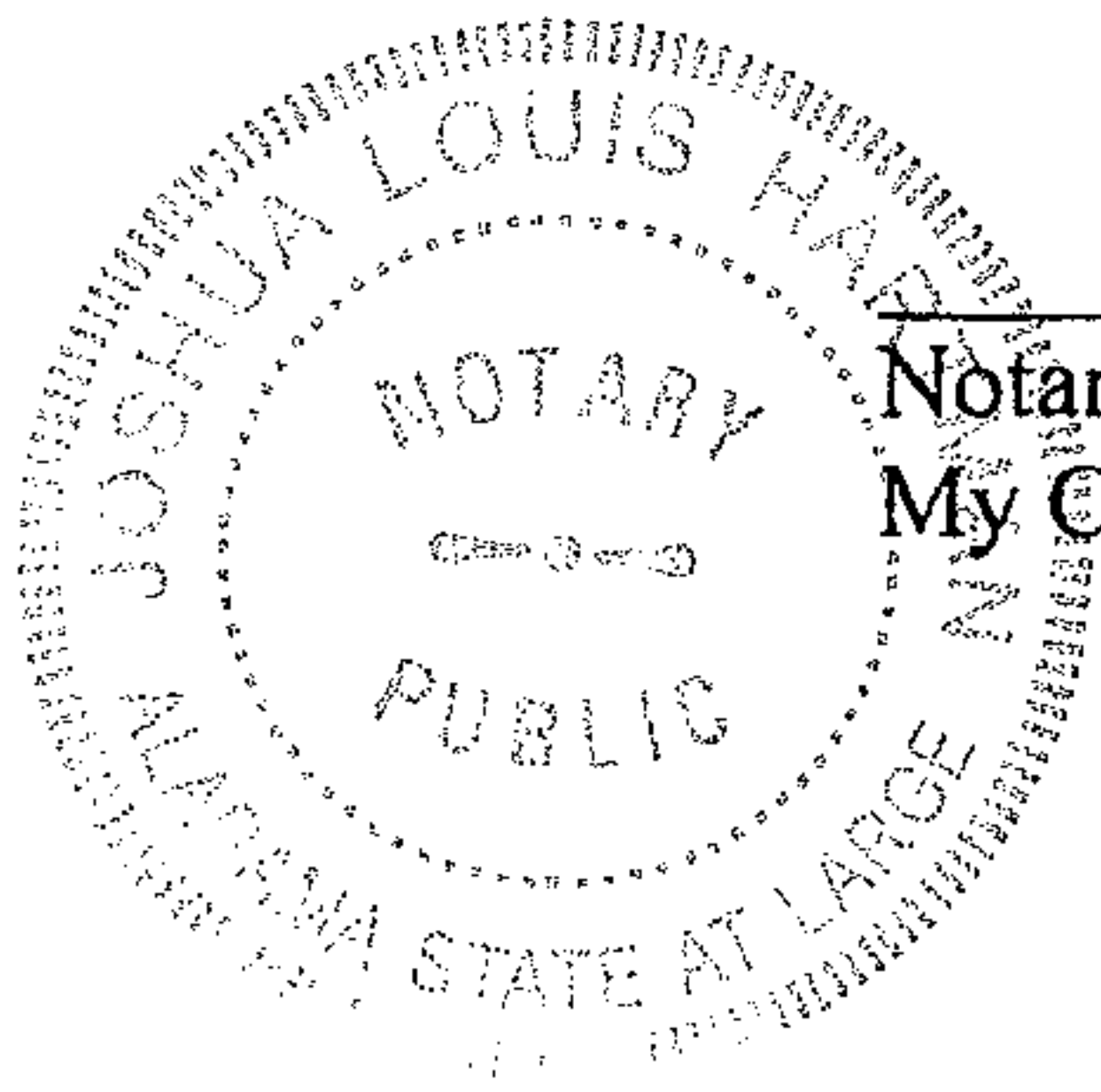
Notary Public
My Commission Expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ 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 16th day of July, 2019.



Notary Public
My Commission Expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

EXHIBIT "A"

Lot 64, according to the Survey of Brock Point Phase 2A, as recorded in Map Book 48, page 70, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2019 and subsequent years, not yet due and payable;
2. Easements, building lines, and restrictions as shown on recorded map;
3. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
4. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
5. 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;
6. Covenant and agreement for Water Service as recorded in Real 2365, Page 574;
7. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2019 02:13:12 PM
\$1529.00 CATHY
20190718000256520

Allen S. Bayl