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 INCREASE OF LOAN AMOUNT

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.

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, pursuant to a Mortgage Modification Agreement dated July 16, 2019, the loan amount was increased to \$6,000,000.000.

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 \$7,500,000.00.

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

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IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 12th day of December, 2019.

WITNESS:	BORROWER:	
	SB Dev. Corp.	
	By: J. Daryl Spears Its: Authorized Signer	
	Its; Authorized Signer	
	Sawyer Trail, LLC	
	By: SB Holding Corp. Its: Managing Member	
	Its: Managing Member	
	By: J. Daryl Spears Its: Authorized Signer	
	its: Authorized Signer	
	Brock Point Partners, LLC	
	By: SB Holding Corp.	
	Its: Managing Member	
	By: J. Daryl Spears Its: Authorized Signer	
	Its: Authorized Signer	
	Blackridge Partners, LLC	
	By: SB Holding Corp.	
	Its: Managing Member	
	By: J. Daryl Spears Its: Authorized Signer	
	its. Authorized Signer	

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	BANK:
WITNESS:	SouthPoint Bank By: Its:
STATE OF ALABAMA COUNTY OF JEFFERSON	
Spears, whose name as Author instrument, and who is known	ary Public in and for said County in said State, hereby certify that J. Dary rized Signer of SB Dev. Corp., a corporation, is signed to the foregoing to me, acknowledged before me on this day that, being informed of the as such officer and with full authority, executed the same for and as the act
Given under my hand a	nd official seal this 12 day of December, 2019.
	Notary Public My Commission Expires: 04-18-2000
STATE OF ALABAMA COUNTY OF JEFFERSON	LINDAS MAYO Notary Public, Alabama State At Large Ny Commission Expires April 18, 2020

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 And day of December, 2019.

Notary Public

My Commission Expires:

04-18 2020

LINDA'S MAYO

Notary Public, Alabama State At Large

Wy Commission Expires April 18, 2020

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STATE OF ALABAMA COUNTY OF JEFFERSON)
Spears, whose name as Authore Partners, LLC, a limited liabilities, acknowledged before me or	ary Public in and for said County in said State, hereby certify that J. Daryl orized Signer of SB Holding Corp., Managing Member of Brock Point lity company, is signed to the foregoing instrument, and who is known to a this day that, being informed of the contents of said instrument, he, as such executed the same for and as the act of said limited liability company.
Given under my hand a	nd official seal this 12 day of December, 2019.
	Notary Public My Commission Expires: 04-18-20-20
STATE OF ALABAMA COUNTY OF JEFFERSON	LINDA'S MAYO Notary Public, Alabama State At Large Ny Commission Expires April 18, 2020
Spears, whose name as Author Partners, LLC, a limited liabil me, acknowledged before me on officer and with full authority, e	ry Public in and for said County in said State, hereby certify that J. Daryl rized Signer of SB Holding Corp., Managing Member of Blackridge ity company, is signed to the foregoing instrument, and who is known to this day that, being informed of the contents of said instrument, he, as such xecuted the same for and as the act of said limited liability company.
	Notary Public My Commission Expires: 04-18-2020
STATE OF ALABAMA COUNTY OF JEFFERSON	LINDAS MAYO Notary Public, Alabama State At Large Ny Commission Expires April 18, 2020
John C. Siyley, who is signed to the foregoing instrum	rary Public in and for said County in said State, hereby certify that see name as of SouthPoint Bank, a banking corporation, ment and who is known to me, acknowledged before me on this day that, of the instrument, he, as such officer and with full authority, executed the cet of said corporation.
Given under my hand an	d official seal this day of December, 2019.
	Sinda I Meege
	Notary Public My Commission Expires: 04-18 2020

LINDAS MAYO Notary Public, Alabama State At Large My Commission Expires April 18, 2020

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1042, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84 A and B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 12/26/2019 11:10:54 AM \$2284.00 CHERRY alli 5. Beyl

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