

**NOTE TO RECORDING OFFICE:**

**This Amendment increases the face amount of the mortgage to \$13,050,000.00, an increase of \$3,050,000.00. Taxes are being paid only on the increase of \$3,050,000.00.**

**THIS AMENDMENT DOES NOT CHANGE THE MATURITY DATE OF THE MORTGAGE**

**This instrument Prepared By:**

Michael B. Odom  
McGlinchey Stafford  
505 N. 20th St., Ste 800  
Birmingham, Alabama 35203  
(205) 725-6400

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**AMENDMENT TO FUTURE ADVANCE MORTGAGE,  
ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT**

This Amendment made effective as of October 2, 2020, between **TRUSTMARK NATIONAL BANK**, a national banking association (the "**Lender**"), and **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability company ("**Lake Wilborn**"), **SB HOLDING CORP.**, an Alabama corporation ("**SB Holding**"), **SB DEV. CORP.**, an Alabama corporation ("**SB Dev**"), **BROCK POINT PARTNERS, LLC**, an Alabama limited liability company ("**Brock Point**"), and **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("**Blackridge**") (Lake Wilborn, SB Holding, SB Dev, Brock Point and Blackridge are individually and collectively referred to herein as "**Borrower**").

**WHEREAS**, in connection with a line of credit loan (the "**Loan**") from Lender to Lake Wilborn ("**Original Borrower**") in the original principal amount of \$10,000,000.00, and to secure a Development Master Revolving Credit Promissory Note dated June 8, 2018 in the original principal amount of \$10,000,000 (the "**Original Note**"), Original Borrower executed and delivered to Lender that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement dated June 8, 2018, recorded as Instrument No. 20180713000250000 in the Probate Office of Shelby County, Alabama, as amended by Amendments recorded at Instrument Nos. 20180814000290740, 20180906000320370, 20180918000334010 and 20190820000304770 in said Probate Office (collectively, as amended and as may be amended from time to time, the ("**Mortgage**")); and

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

**NOW, THEREFORE**, for and in consideration of Ten Dollars (\$10.00), the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Borrower and Lender agree that the Mortgage is amended as follows:

1. The Mortgage is hereby amended to increase the principal amount secured by the Mortgage from \$10,000,000.00 to \$13,050,350.00.

2. All references in the other Loan Documents to the Mortgage shall mean the Mortgage, as amended hereby.

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

4. This document may be executed in a number of identical counterparts, each of which for all purposes is deemed an original, and all of which constitute collectively one (1) document and agreement, but in making proof of this document, it shall not be necessary to produce or account for more than one such counterpart, and counterpart pages may be combined into one single document.

*[remainder of this page is blank- signature pages follow]*

IN WITNESS WHEREOF, Lender and Borrower have caused this Amendment to be executed effective as of the day and year first set forth above.

LENDER:

TRUSTMARK NATIONAL BANK,  
a national banking association

By:

Printed Name: BEN HENDRIX

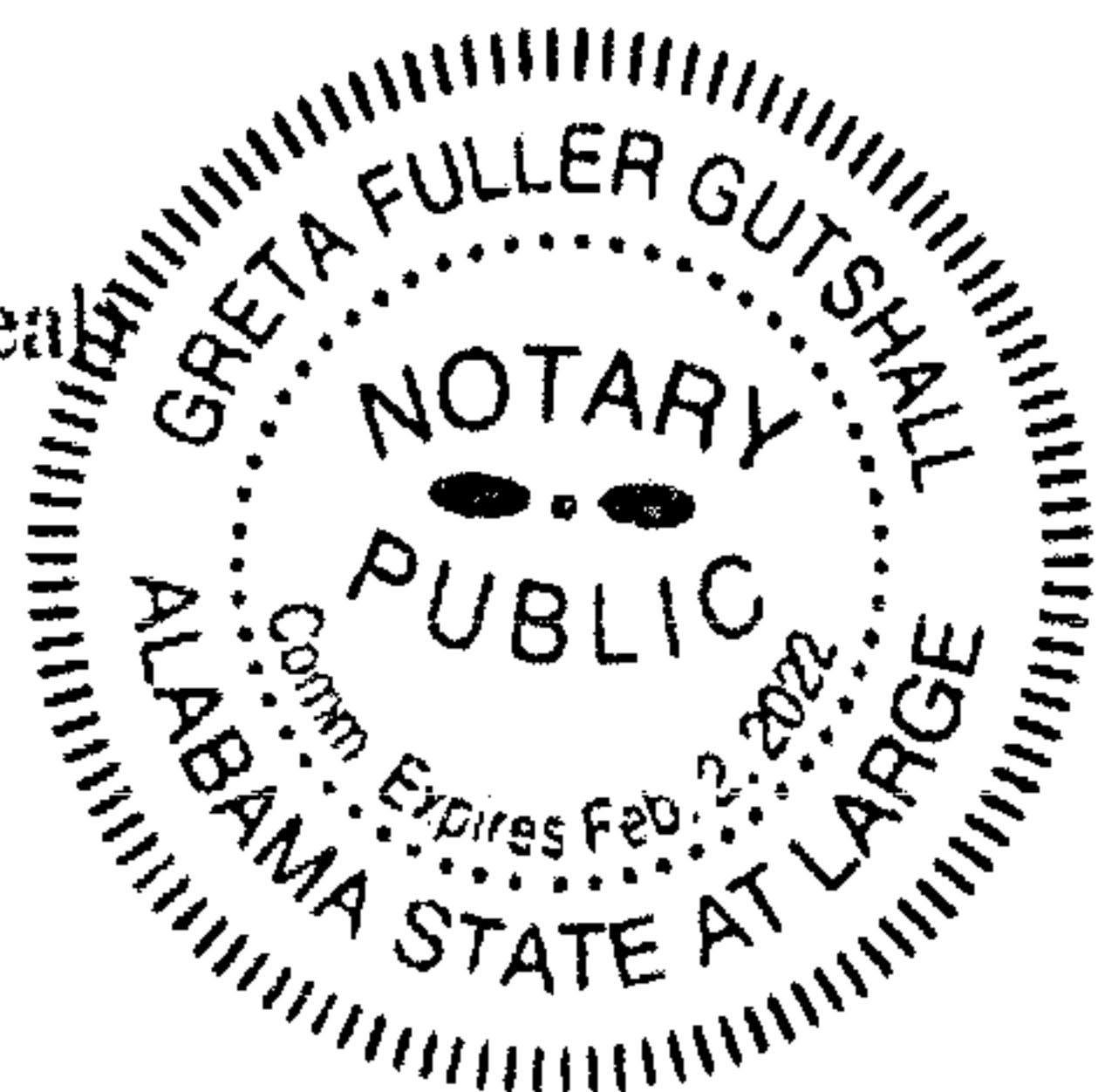
Title: Senior Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Ben Hendrix, whose name as Senior Vice President of TRUSTMARK NATIONAL BANK, a national banking association, 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 for and as the act of said national banking association.

Given under my hand and official seal this 2nd day of October, 2020.

(Notary Seal)



Greta Fuller Gutshall

Notary Public

My Commission Expires: ~~03/23/23~~ 2-2-2022

gf

**BORROWER:**

**LAKE WILBORN PARTNERS, LLC,**  
an Alabama limited liability company

By: SB HOLDING CORP., an Alabama  
corporation its Managing Member

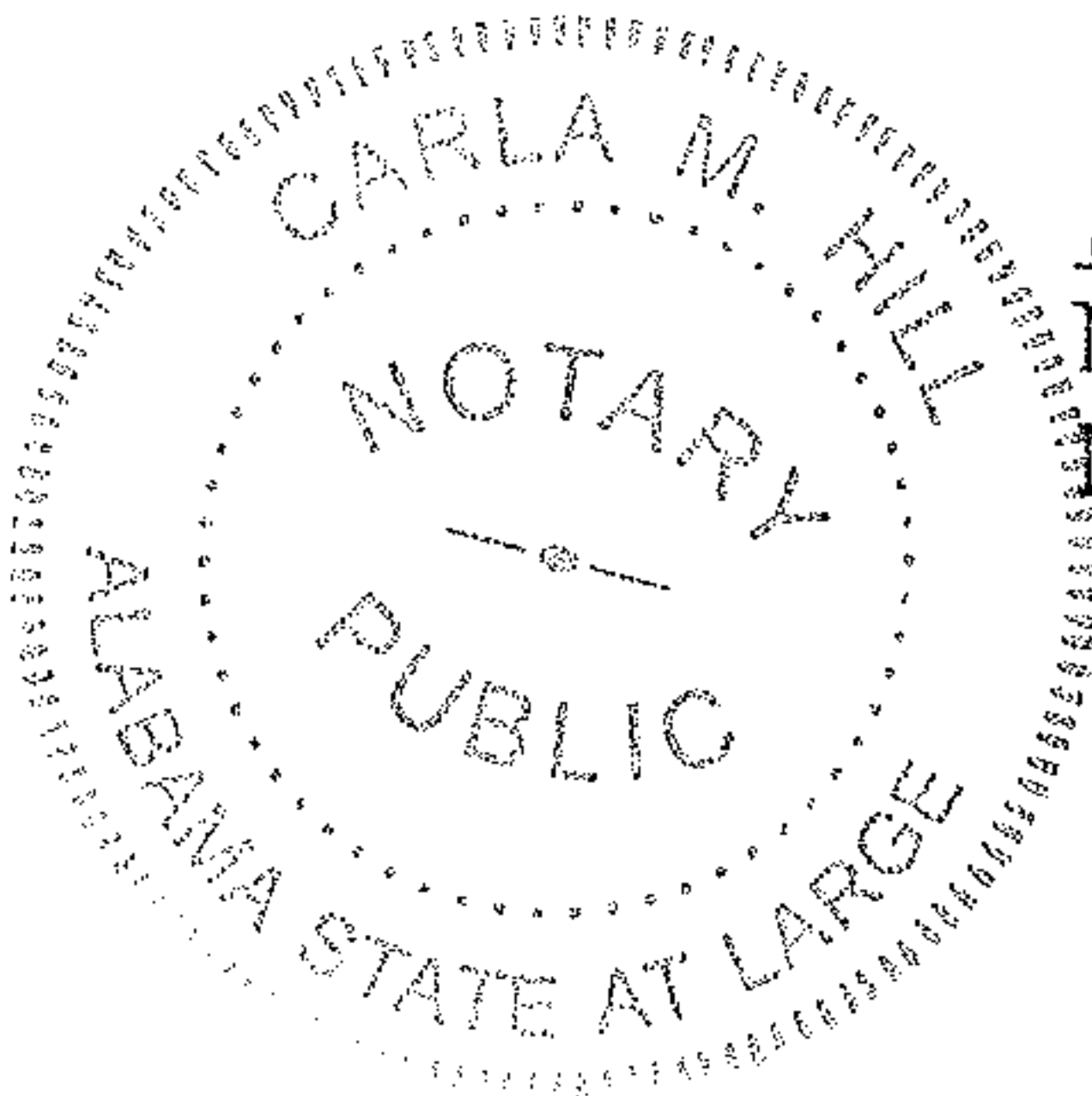
By   
Daryl Spears  
Chief Financial Officer

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama Corporation, as 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, (s)he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said corporation, as Managing Member of said limited liability company.

Given under my hand and official seal this 2nd day of October, 2020.

(Notary Seal)



  
Notary Public  
My Commission Expires: 03/23/23



**BORROWER:**

**SB HOLDING CORP.,**  
an Alabama corporation

By:

  
\_\_\_\_\_  
Daryl Spears  
Chief Financial Officer

**STATE OF ALABAMA**  
**COUNT Y OF JEFFERSON**

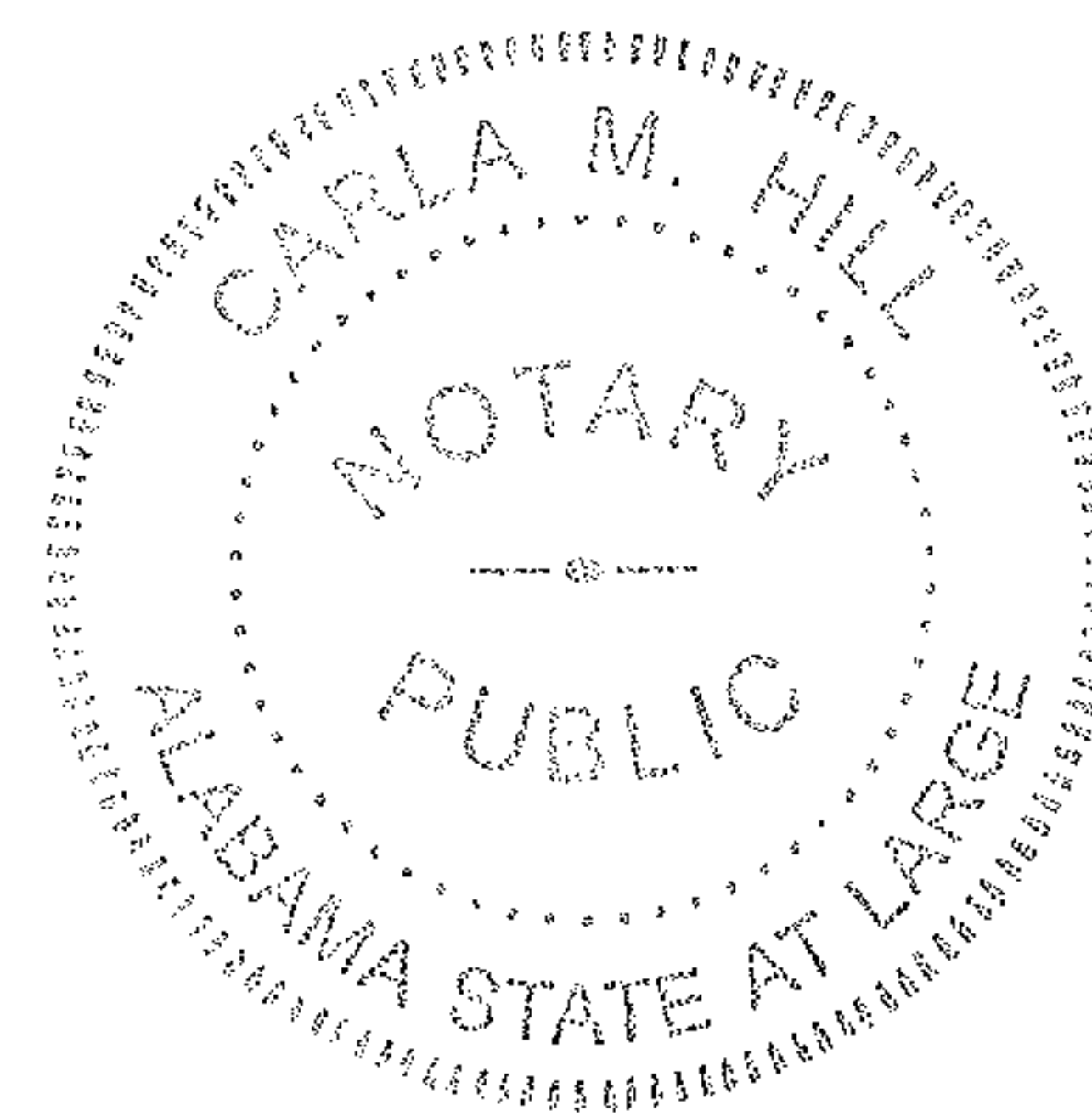
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, whose name as Chief Financial Officer of **SB HOLDING CORP.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, (s)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 2nd day of October, 2020.

(Notary Seal)

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 03/23/23



**BORROWER:**

**SB DEV. CORP.,**  
an Alabama corporation

By:

  
\_\_\_\_\_  
Daryl Spears  
Chief Financial Officer

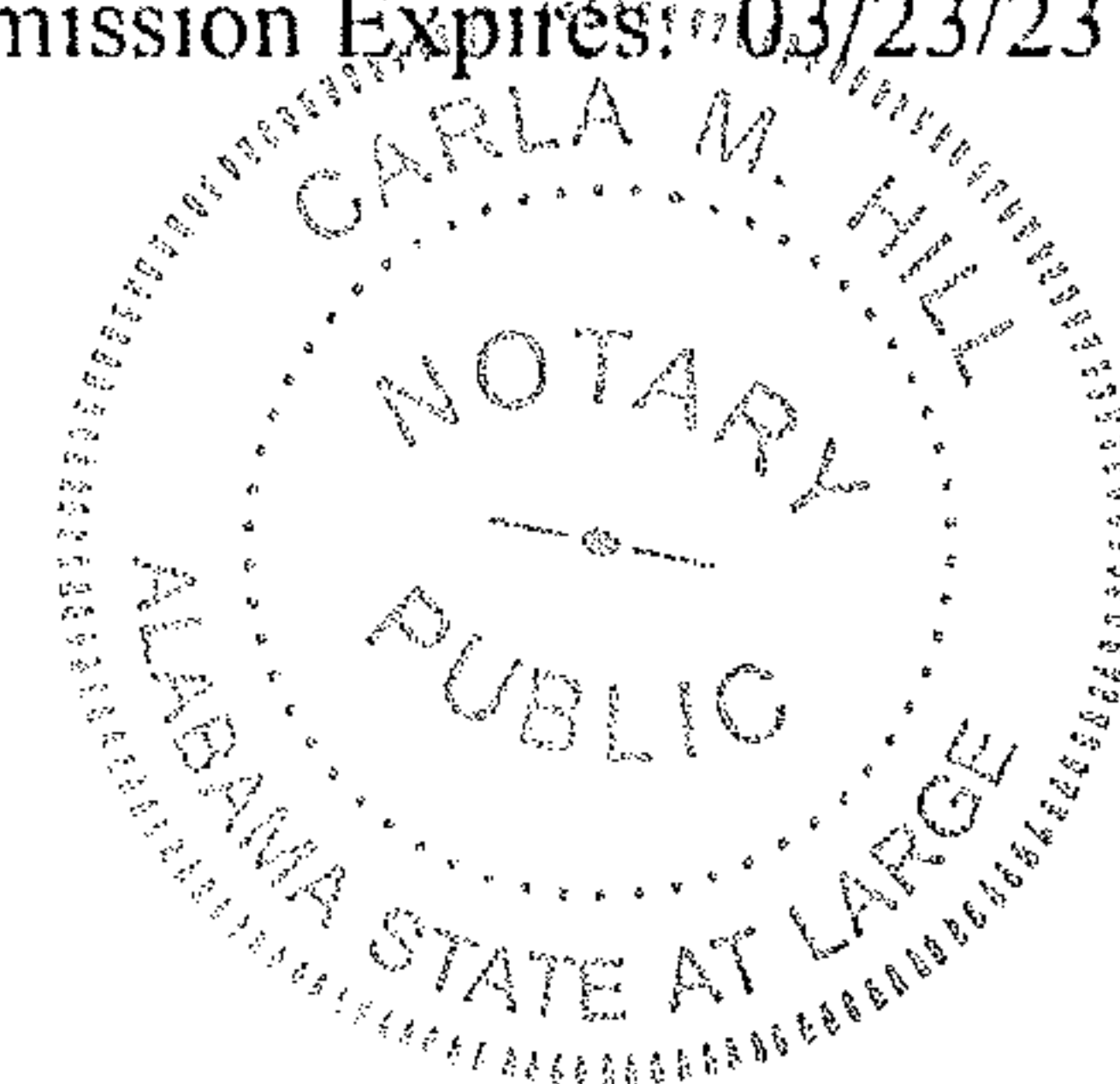
**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, 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, (s)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 2nd day of October, 2020.

(Notary Seal)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 03/23/23



**BORROWER:**

**BROCK POINT PARTNERS, LLC,**  
an Alabama limited liability company

By: SB HOLDING CORP., an Alabama  
corporation its Managing Member

By   
Daryl Spears  
Chief Financial Officer

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, as 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, (s)he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said corporation, as Managing Member of said limited liability company.

Given under my hand and official seal this 2nd day of October, 2020.

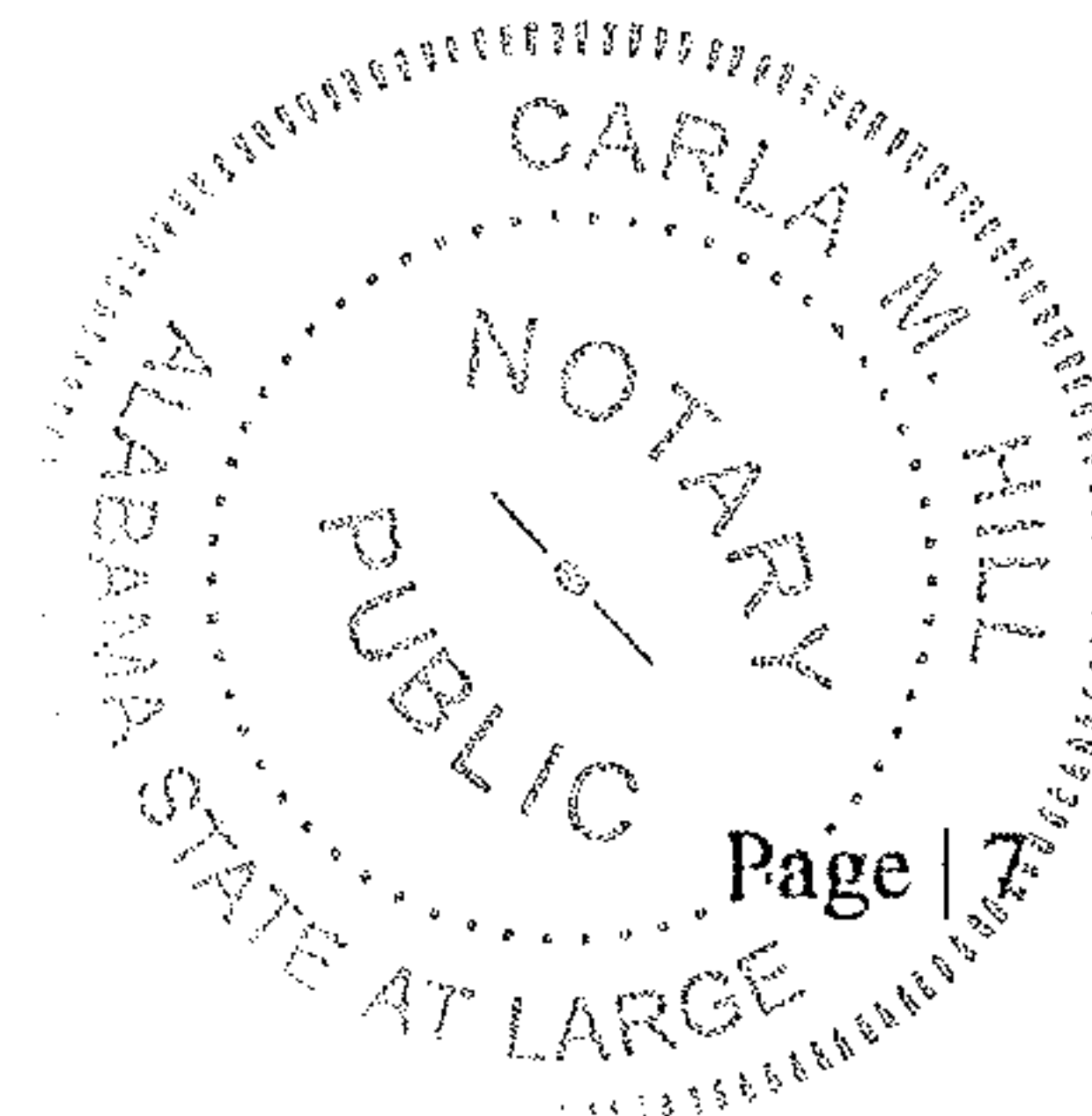
(Notary Seal)



Notary Public

My Commission Expires: 03/23/23

*Amendment to Mortgage*



**BORROWER:**

**BLACKRIDGE PARTNERS, LLC,**  
an Alabama limited liability company

By: SB HOLDING CORP., an Alabama  
corporation its Managing Member


By   
Daryl Spears  
Chief Financial Officer

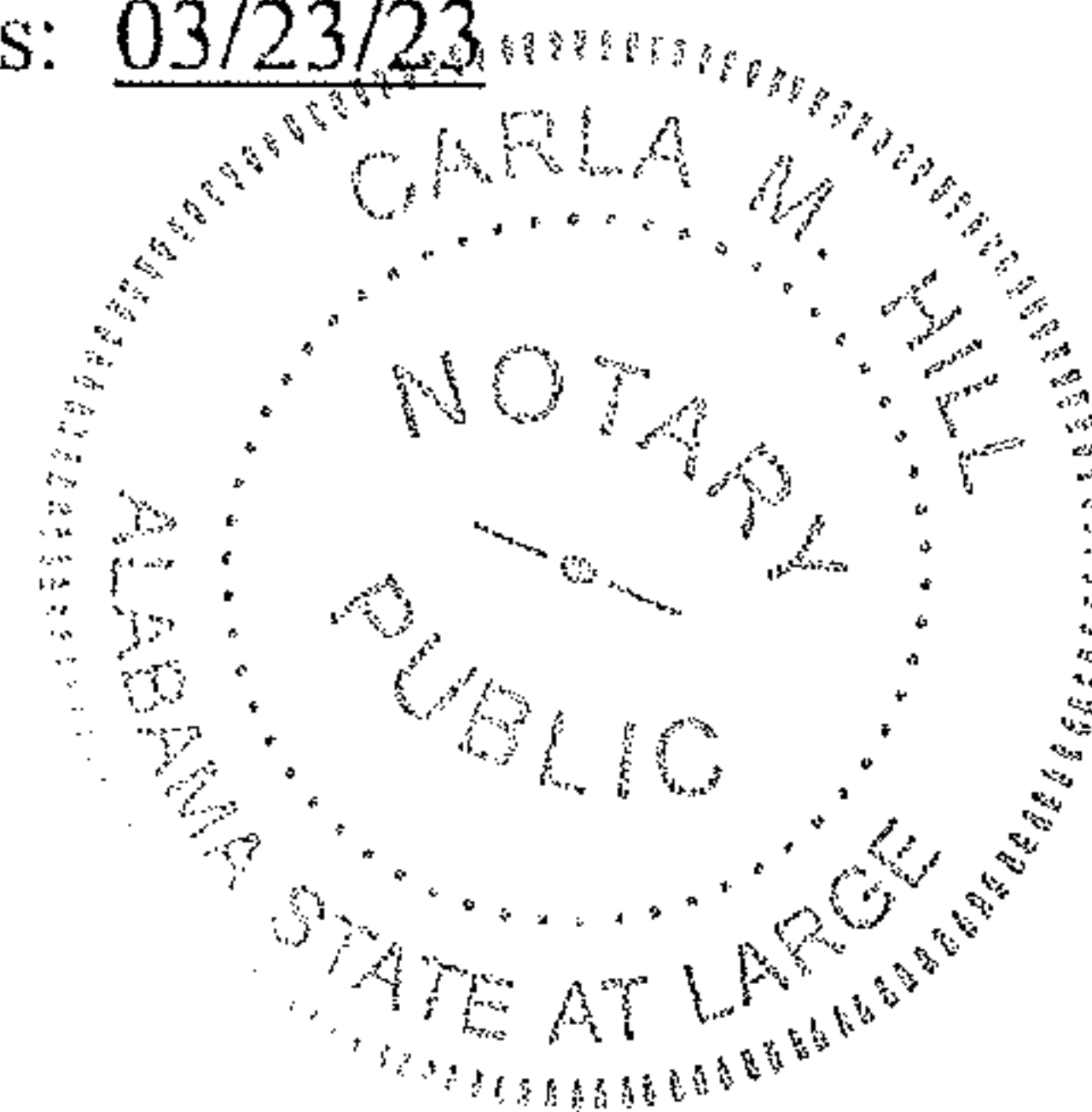
**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, whose name as Chief Financial Officer of SB Holding Corp., as 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, (s)he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said corporation, as Managing Member of said limited liability company.

Given under my hand and official seal this 2nd day of October, 2020.

(Notary Seal)

  
Notary Public  
My Commission Expires: 03/23/23





**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 631, 633, 638 & 691, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2020 and subsequent years, not yet due and payable; (2) All easements, restrictions and reservations of record.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/06/2020 01:23:24 PM  
\$4624.00 CHERRY  
20201006000452920

*Allen S. Bayl*