

Please cross reference to Mortgage
Recorded in Instrument No. 20200901000387170

20211008000491160
10/08/2021 09:02:49 AM
MORTAMEN 1/3

When recorded, return to:
Daniel Sutherlin
SDH Birmingham LLC
110 Village Trail, Suite 215
Woodstock, GA 30188

**STATE OF ALABAMA
COUNTY OF SHELBY**

MORTGAGE MODIFICATION

THIS MORTGAGE MODIFICATION (this “Agreement”) is made as of October 7, 2021, by **AR PROPERTIES, LLC**, an Alabama limited liability company (“Mortgagor”) in favor of **SDH BIRMINGHAM LLC**, a Georgia limited liability company (together with its successors and assigns, “Mortgagee”).

WITNESSETH:

WHEREAS, Mortgagor executed and delivered to Mortgagee that certain First Mortgage and Security Agreement dated as of September 1, 2020, and recorded in Instrument No. 20200901000387170 in the Office of the Judge of Probate of Shelby County, Alabama (the “Mortgage”);

WHEREAS, the Mortgage contains a scrivener’s error in that Exhibit A was inadvertently not attached to the Mortgage prior to recording thereof and Mortgagor and Mortgagee desire to correct the same;

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee agree as follows:

1. Exhibit A to the Mortgage is hereby attached hereto and the term “Real Estate” defined in the Mortgage shall mean and refer to the property legally described in Exhibit A attached hereto.
2. The “Secured Debt” defined in the Mortgage is hereby increased to \$533,000.00.
3. Except as expressly modified or amended herein, all of the terms and conditions of the Mortgage shall remain in full force and effect and are hereby ratified, affirmed and approved.
4. This Agreement shall be binding upon Mortgagor and shall inure to the benefit of Mortgagee and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature and seal on the date first above written.

MORTGAGOR:

AR PROPERTIES, LLC, an Alabama limited liability company

By: Randall H. Goggans
Randall H. Goggans, Manager

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~ Jefferson)

I, the undersigned, a Notary Public in and for said State, hereby certify that Randall H. Goggans, whose name as Manager of AR Properties, 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 this instrument, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand this the 7 day of OCTOBER, 2021.

(NOTARIAL SEAL)

James F. Burford
Notary Public
My Commission Expires: 3-1-22

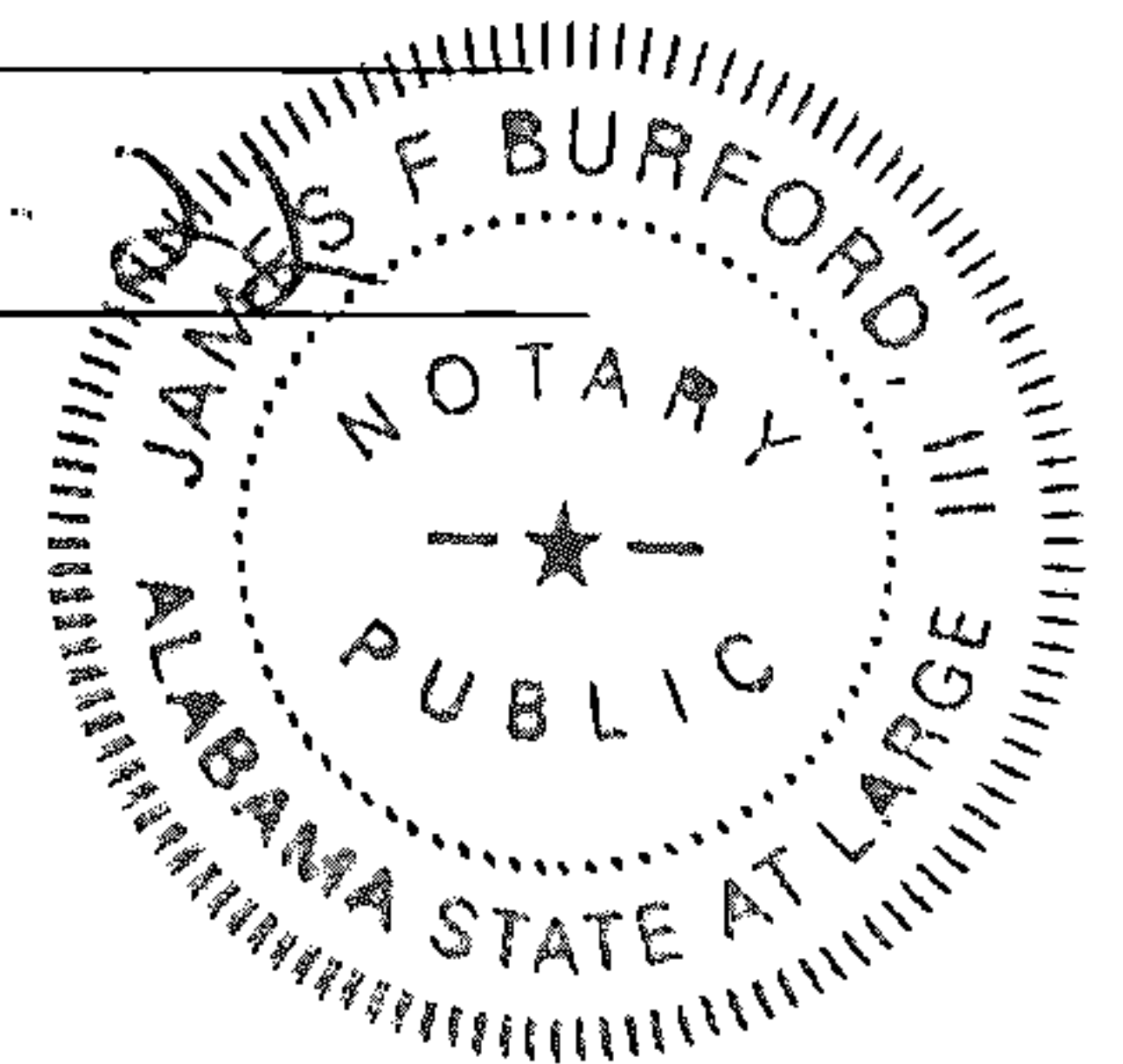


Exhibit A

BEGIN at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°04'30"W a distance of 344.86'; thence S89°54'53"W a distance of 119.87'; thence N89°49'01"W a distance of 60.00'; thence S00°05'05"E a distance of 59.11' to a curve to the right, having a radius of 120.00', subtended by a chord bearing S00°24'15"W, and a chord distance of 2.05'; thence along the arc of said curve for a distance of 2.05'; thence S88°23'12"W a distance of 966.97'; thence S66°29'51"W a distance of 62.34'; thence N89°49'01"W a distance of 123.81'; thence S00°12'28"W a distance of 268.77' to the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 28; thence N88°24'57"E a distance of 1329.30' to the POINT OF BEGINNING.

Said Parcel containing 8.96 acres, more or less.

SUBJECT TO all easements shown on Springs Crossing, Sector 3, Phase 1, as recorded in Map Book 54, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

This legal description includes a Common Area that is part of Springs Crossing, Sector 3, Phase 1, as recorded in Map Book 54, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2021 09:02:49 AM
\$827.50 BRITTANI
20211008000491160

Allen S. Bayl