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THIS INSTRUMENT PREPARED BY:
Joshua L. Hartman
Hartman, Springfield & Walker, LLP
PO Box 846
Birmingham, AL 35201

THE MATURITY DATE HAS NOT BEEN EXTENDED

STATE OF ALABAMA)
COUNTY OF SHELBY)

SUPPLEMENT TO MORTGAGE

This Agreement is by and between **SouthPoint Bank** ("Bank") and SB Dev. Corp., an Alabama corporation, Sawyer Trail, LLC, an Alabama limited liability company, Brock Point Partners, LLC, an Alabama limited liability company and Blackridge Partners, LLC, an Alabama limited liability company (collectively "Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Revolving Credit Commercial Note dated May 2, 2016 (the "Indebtedness"), and secured by a Master Future Advance Mortgage dated August 3, 2017, such mortgage being recorded on February 9th, 2018, at Instrument #20180209000043030, in the Probate Office of Shelby County, Alabama ("Mortgage", which term also includes all related mortgage modifications); and

WHEREAS, pursuant to the Mortgage Modification Agreement recorded on July 19, 2018, as Instrument #20180719000257540 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$4,500,000.00;

WHEREAS, pursuant to the Mortgage Modification Agreement recorded on April 4th, 2019, as Instrument #2019030400067380 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$5,000,000.00;

WHEREAS, pursuant to the Mortgage Modification Agreement recorded on July 1, 2019, as Instrument No. 20190718000256520 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$6,000,000.00;

WHEREAS, pursuant to the Mortgage Modification Agreement recorded on December 26, 2019, as Instrument No. 20191226000476620 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$7,500,000.00;

WHEREAS, pursuant to the Mortgage Modification Agreement recorded on August 5, 2021, as Instrument No. 20210805000379060 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$10,500,000.00;

WHEREAS, Borrower has requested that the Mortgage be amended to add additional property as security for the Indebtedness and other obligations and the Bank has consented to amend the Mortgage to do so.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Bank agree that the terms of the Mortgage are supplemented as follows:

Exhibit A to the Mortgage is amended by adding the real property described in Exhibit A hereto, and the

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parties hereby supplement and amend the definition of "Land" therein to include the same. Such supplement and amendment shall include, without limitation, all right, title, interest, and privileges of Borrower in and to (i) all streets, ways, roads, alleys, easements, rights—of—way, licenses, rights of ingress and egress, vehicle parking and public places, existing or proposed, abutting, adjacent, used in conjunction with or pertaining to such real property or the interests therein; (ii) any strips or gores of real property between such real property and abutting or adjacent properties; (iii) all water and water rights, timber and crops pertaining to such real estate; and (iv) all appurtenances and all reversions and remainders in or to such real property (all collectively referred to herein as the "Added Land"), and all other Mortgaged Property (after giving effect to the addition of the property described in Exhibit A to the definition of Land). Borrower hereby grants, bargains, sells, conveys, mortgages and assigns the Added Land and other Mortgaged Property to Lender, subject to the terms and conditions of the Mortgage.

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 of January, 2022. **BORROWER:** SB Dev. Corp., an Alabama corporation WITNESS: By. J. Daryl Spears Its: Chief Financial Officer Sawyer Trail, LLC, an Alabama limited liability WITNESS: company By. J. Daryl Spears Its: Chief Financial Officer Brock Point Partners, LLC, an Alabama limited WITNESS: liability company By: J. Daryl Spears Its: Chief Financial Officer Blackridge Partners, LLC, an Alabama limited WITNESS: liability company Its: Chief Financial Officer **BANK:**

WITNESS:

SouthPoint Bank

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2065
By: John Sivley Its: Vice President
Its: Vice President

[Acknowledgement Page to Follow]

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Whose name as Chief Financial Officer of Sawyer Trail, LLC, an Alabama limited liability company, is signed to a foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of a contents of Said Instrument, he, as such officer or member and with full authority, executed the same for and as a act of said Amwed liability company. Given under my hand and official seal this day of January, 2022. Notary Public		STATE OF ALABAMA COUNTY OF JEFFERSON)
Notary Public My Commission Expires: 3/23/23 STATE OF ALABAMA OF LINTY TOE INSPERSON STATE STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON STATE OF ALABAMA OF LINTY TOE INSPERSON A such officer of Sawyer Trail, LLC, an Alabama limited liability company, is signed to to foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of a commission Expires: OF ALABAMA OF LINTY TOE INSPERSON A such Anabama limited liability company. In the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this A day of January, 2022. Notary Public My Commission Expires: Notary Public My Commission Expires:		whose name as Chief Financial instrument, and who is known to rinstrument, he as such officer of	Officer of SB Dev. Corp., an Alabama corporation, is signed to the foregoing ne, acknowledged before me on this day that, being informed of the contents of said or member and with full authority, executed the same for and as the act of said
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foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of contents of said Andred Applitus company. Given under my hand and official seal this day of January, 2022. OTAR Notary Public My Commission Expires: I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:	,	whose name as Chief Financial O	y Public in and for said County in said State, hereby certify that J. Daryi Spears, fficer of Sawver Trail LLC an Alahama limited liability company is signed to the
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Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires: 323/23 Notary Public My Commission Expires: 323/23 I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:		contents will dell'interrument he as	s such afficer or member and with full authority executed the same for and as the
Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires: 323/23 Notary Public My Commission Expires: 323/23 I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:	;	act of said Amiried Liability compar	ny.
Notary Public My Commission Expires: SPATE OF ALABAM OUNTY OF JEFFERSON I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this Notary Public Notary Public Notary Public My Commission Expires: Alabama Limited liability company.	4	Given under my hand an	d official coal this Aux of January 2022
Notary Public My Commission Expires: 323/23 SPATE OF ALABAMA I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public Notary Public My Commission Expires:	Series Series Pris	Of AAA	u official scal uns —— uay of January, 2022.
My Commission Expires: 323/23 SPATE OF ALABAMA COUNTY OF FEFFERSON I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spea whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires: OTAA My Commission Expires:	함. 환. 연. 한.		
whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:		E 111 met	Notary Public
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whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:	Ser Ser	SPATE OF ALABAMA S	`
whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:	(COUNTY OF JEFFERSON))
whose name as Chief Financial Officer of Brock Point Partners, LLC, an Alabama limited liability company, is sign to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires:			
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the contents of said instrument, he, as such officer or member and with full authority, executed the same for and the act of said limited liability company. Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires: OTAP			
Given under my hand and official seal this day of January, 2022. Notary Public My Commission Expires: OTAR		— — — — — — — — — — — — — — — — — — —	
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Public in and for said County in said State, hereby certify that J. Daryl Spears icer of Blackridge Partners, LLC, an Alabama limited liability company, is signer to is known to me, acknowledged before me on this day that, being informed or as such officer or member and with full authority, executed the same for and a pany. Official seal this day of January, 2022. Notary Public My Commission Expires: 3/23/3
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I, the undersigned, Notary Public in and for said County in said State, hereby certify that John Sivley, whose name as Vice President 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 day of January, 2022.

OTARLIO TARLIO SELECTION OF ARTICLES OF A STATE PRINTERS

STATE OF ALABAMA

COUNTY OF JEFFERSON

Notary Public
My Commission Expires:

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Lot 1520, according to the Survey of Blackridge Phase 5, as recorded in Map Book 55, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2022 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
01/28/2022 09:46:57 AM
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