20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 1/7

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, Signature 150, LLC, an Alabama limited liability company, Blackridge Partners, LLC, an Alabama limited liability company, Stockton Partners, LLC, an Alabama limited liability company, Stockton Partners, II, LLC, an Alabama limited liability company and NSH Corp. an Alabama corporation (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 #20190304000067380 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 September 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, pursuant to the Mortgage Modification Agreement recorded on September 15, 2022, as Instrument No. 20220815000318840 in the Probate Office of Shelby County, Alabama, the loan amount was increased to \$17,000,000.00;

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.

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 2/7

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 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 day of September, 2022.

BORROWER:

SB Dev. Corp., an Alabama corporation

By:

SB Holding Corp.

Its:

Sole Shareholder

By: J. Daryl Spears

Its: Chief Financial Officer

Signature 150, LLC, an Alabama limited liability company

By:

SB Holding Corp.

Its:

Managing Member

x **t**

111411461116

By: J. Daryl Spears

Its. Chief Financial Officer

WITNESS:

WITNESS:

Danielle VanSweringen

Kws & ill &

Danide VanSveringen

WITNESS: Danielle Van Sweringen

NORS- UX

for BiNW

Blackridge Partners, LLC, an Alabama limited liability company

By:

SB Holding Corp.

Its:

Managing Member

By: J. Daryl Spears

Its: Chief Financial Officer

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 3/7

	•
WITNESS: Daniele Van Swaingen	Stockton Partners, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
Non 15 in Vill	A CONTRACT OF THE PARTY OF THE
	By: J. Daryl Spears Its: Chief Financial Officer
WITNESS: Danielle Von Swerfragen	Stockton Partners II, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
Muss point Wash	A CONTRACTOR OF THE PARTY OF TH
	By: J. Daryl Spears Its: Chief Financial Officer
WITNESS: Danille Van Swaringen	NSH CORP., an Alabama corporation
	By: SB Holding Corp. Its: Managing Member
10 Di Val	
	By: J. Duryl Spears Its: Enief Financial Officer
BANK:	
WITNESS:	SouthPoint/Bank/

[Acknowledgement Page to Vollow]

By:

John Sivley

Vice President

Carelyn Queson

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 4/7

STATE OF ALABAMA

COUNTY OF JEFFERSON)		
I, the undersigned Notary Public in and for whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, is signed to the foregome on this day that, being informed of the contents executed the same for and as the act of said corporation.	Corp., an Alabama corporation oing instrument, and who is kno of said instrument, he, as such on.	n, Sole Shareholder of SB Dev. wn to me, acknowledged before officer and with full authority,
Given under my hand and official seal this	$\frac{\sim \iota}{2}$ day of September, 2022.	1 PALAM. HIM
	12/12/12/11/11/11/11/11/11/11/11/11/11/1	ARLA IVI. HIL
	Notary Public	
	My Commission Expires: 3	23/23 OTARI
STATE OF ALABAMA)		**************************************
COUNTY OF JEFFERSON)		EZ. PUBLIC O
I, the undersigned Notary Public in and for	said County in said State, here	by certify that J. Paryl Spears,
whose name as Chief Financial Officer of SB Holding 150, LLC, an Alabama limited liability company, is acknowledged before me on this day that, being informember and with full authority, executed the same for	Corp., an Alabama corporation, signed to the foregoing instrurt or the contents of said in	Managing Member of Signature in the nent, and who is known to me strument, he, as such officer or
Given under my hand and official seal this	day of September, 2022.	
Given under my nama and official scar tims -		ARLAM. HI
	_and M	Well in chi
	Notary Public	
	My Commission Expires: 3	DIAP!
STATE OF ALABAMA)		ter 1
COUNTY OF JEFFERSON)		= Z \ A/\D\\C\!\U
		TO BLI
COUNTY OF JEFFERSON I, the undersigned Notary Public in and for whose name as Chief Financial Officer of SB Ho Blackridge Partners, LLC, an Alabama limited liability known to me, acknowledged before me on this day that officer or member and with full authority, executed the	said County in said State, here liding Corp, an Alabama corp ity company, is signed to the foat, being informed of the contente same for and as the act of said	oration, Managing, Member of cregoing instrument, and who is to said instrument, he, as such a limited liability company.
Given under my hand and official seal this	5/5/day of Souton hou 2022	
Given under my name and official sear uns	uay of September, 2022.	
	_and///	
	Notary Public	
	My Commission Expires:	103/03
[Acknowledgemen	ts Continued on Next Page]	AND TARLAM. WILLIAM STATE AT LITTING
		AND SALABARAS AND

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 5/7

STATE OF ALABAMA

COUNTY OF JEFFERSON)		
whose name as Chief Financial Officer of Partners, LLC, an Alabama limited liabil acknowledged before me on this day the member and with full authority, execute	lic in and for said County in said State, hereby of SB Holding Corp., an Alabama corporation, Notice that company, is signed to the foregoing instrument, being informed of the contents of said limited liable the same for and as the act of said limited liable.	Janaging Member of Stockton nent, and who is known to me, rument, he, as such officer or
Given under my hand and offic	eial seal this 2/5/day of September, 2022.	
	Da de ins	1 / a // M. HII ////
	[[Mulle]]	Velling
	Notary Public	5-250
	My Commission Expires: 3/2	COLOR TARY
		I LEI
STATE OF ALABAMA)		
COUNTY OF JEFFERSON)		E. PUBL
whose name as Chief Financial Officer of Partners II, LLC, an Alabama limited lime, acknowledged before me on this date.	lic in and for said County in said State, herebof SB Holding Corp., an Alabama corporation, Nability company, is signed to the foregoing insay that, being informed of the contents of said uted the same for and as the act of said limited	Janaging Member of Stockton trument, and who is known to instrument, he, as such officer
	5/5/	
Given under my hand and offic		TOUR DESTROY OF THE PROPERTY O
	Landa M	M. HILL
	Notary Public	
	My Commission Expires:	D333 TARY
STATE OF ALABAMA)		E PIRL !
COUNTY OF JEFFERSON)		
I the undersianed Metery Dub	lie in and for said County in said State harab	w cortific that I About I Engress
whose name as Chief Financial Officer Corp., an Alabama corporation, is signed	lic in and for said County in said State, hereb of SB Holding Corp., an Alabama corporation d to the foregoing instrument, and who is know the contents of said instrument, he, as such of	n, Managing Member of NSH. "" n to me, acknowledged before
authority, executed the same for and as		ileer of illemoer and with run
	~/~/	
Given under my hand and offic	cial seal this <u>///</u> day of September, 2022.	
	Notary Public	
	My Commission Expires: 3/	23/2 Zamina NA 11/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1
		RIVE PARTY
[Acki	nowledgements Continued on Next Page]	TAR
		The Part of the Pa
		To the state of th
	Page 5 of 7	

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 6/7

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, Notary Public in and for said County in s name as Vice President of SouthPoint Bank, a banking corporation, known to me, acknowledged before me on this day that, being inform officer and with full authority, executed the same voluntarily for and	is signed to the foregoing instrument and who is ned of the contents of the instrument, he, as such
Given under my hand and official seal this 21 day of So	eptember, 2022.
Notary Public My Commission	elyw 0 relations on Expires: 7.40-3035
	Carolyn D Watson Notary Public, Alabama State at Large

20220922000365390 09/22/2022 08:23:19 AM MORTAMEN 7/7

Lot 1614, according to the Survey of Blackridge Phase 6, as recorded in Map Book 56, Page 65, 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
09/22/2022 08:23:19 AM
\$51.00 BRITTANI
20220922000365390

alli 5. Beyl