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11/15/2022 08:36:39 AM
MORTAMEN 1/7

THIS INSTRUMENT PREPARED BY:

Richard W. Theibert, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South, Ste 4000
Birmingham, AL 35205

NO EXTENSION OR RENEWAL CONTRACT IS BEING OFFERED FOR FILING OR FOR RECORD; THIS IS BEING RECORDED AS EVIDENCE OF A NEW BORROWER.

STATE OF ALABAMA)

MORTGAGE MODIFICATION AGREEMENT

COUNTY OF SHELBY)

This Agreement is by and between SouthPoint Bank ("Bank") and SB Dev. Corp, an Alabama domestic corporation, and Blackridge Partners, LLC, an Alabama limited liability company, and Stockton Partners, LLC, an Alabama limited liability company, and Stockton Partners II, LLC, an Alabama limited liability company, and Signature 150, LLC (collectively, "Borrower").

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 \$6,000,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated December 12, 2019, the loan amount was increased to \$7,500,000.00.

WHEREAS, Borrower and Bank desire to modify the terms of said Mortgage as set forth herein.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 27, 2021, the loan amount was increased to \$10,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 28, 2022, the loan amount was increased to \$17,000,000.00.

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

- By adding Blackridge Partners II, LLC as a Borrower and Mortgagor.

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 3rd day of November, 2022.

WITNESS:

BORROWER:

SB Dev. Corp.

By: SB Holding Corp.
Its: Sole Shareholder

By: Daryl Spears
Its: Authorized Signer

Signature 150, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

Blackridge Partners, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

Stockton Partners, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

Stockton Partners II, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

NSH Corp.

By: SB Holding Corp.
Its: Managing Member

By: Daryl Spears
Its: Authorized Signer

Blackridge Partners II, LLC

By: SB Holding Corp.
Its: Managing Member

By: J. Daryl Spears
Its: Authorized Signer

BANK:

SouthPoint Bank

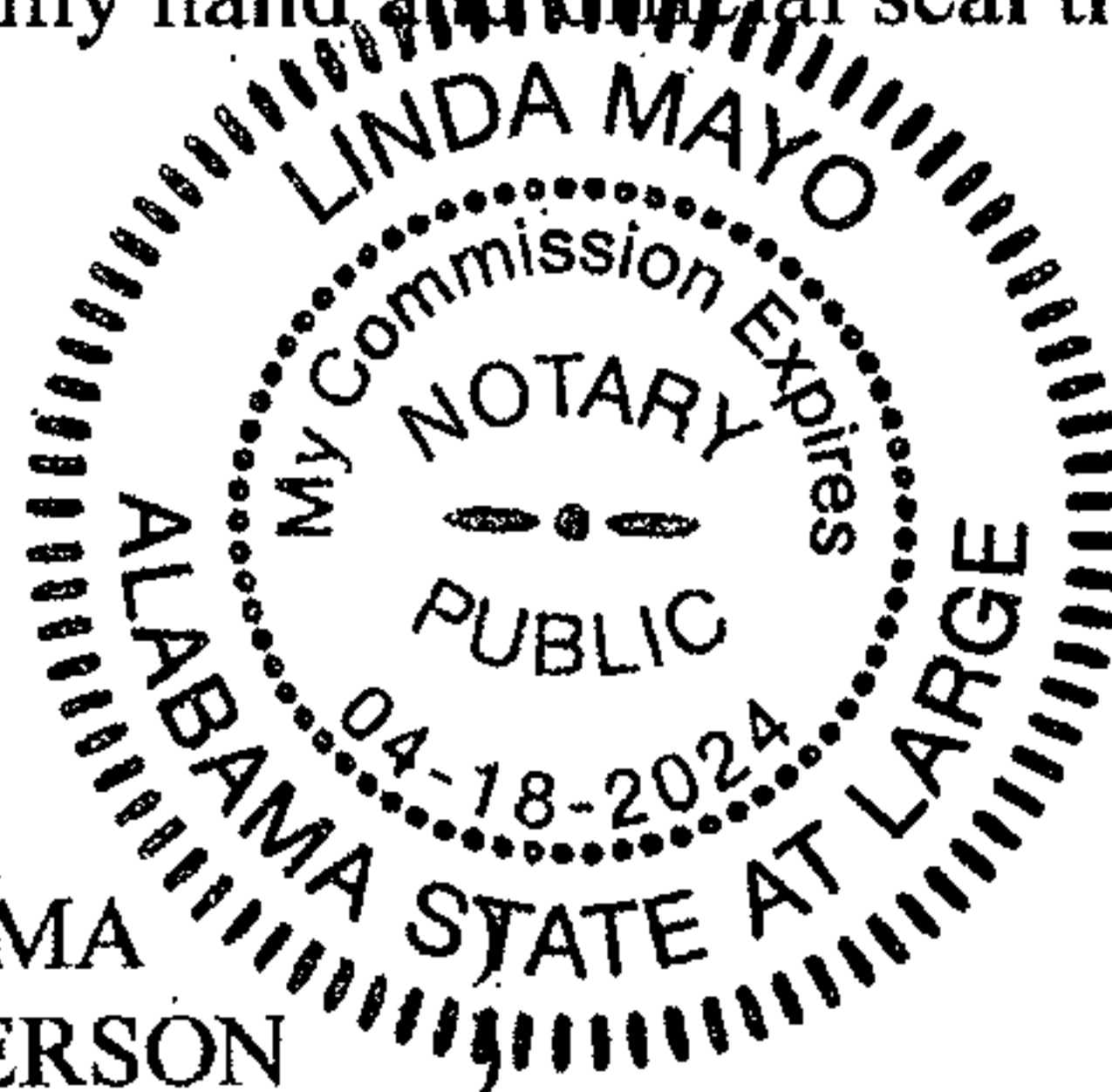
By: John C. Sivley
Its: Vice President

WITNESS:

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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., Sole Shareholder of **SB Dev. Corp.**, a 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, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 3rd day of November, 2022.

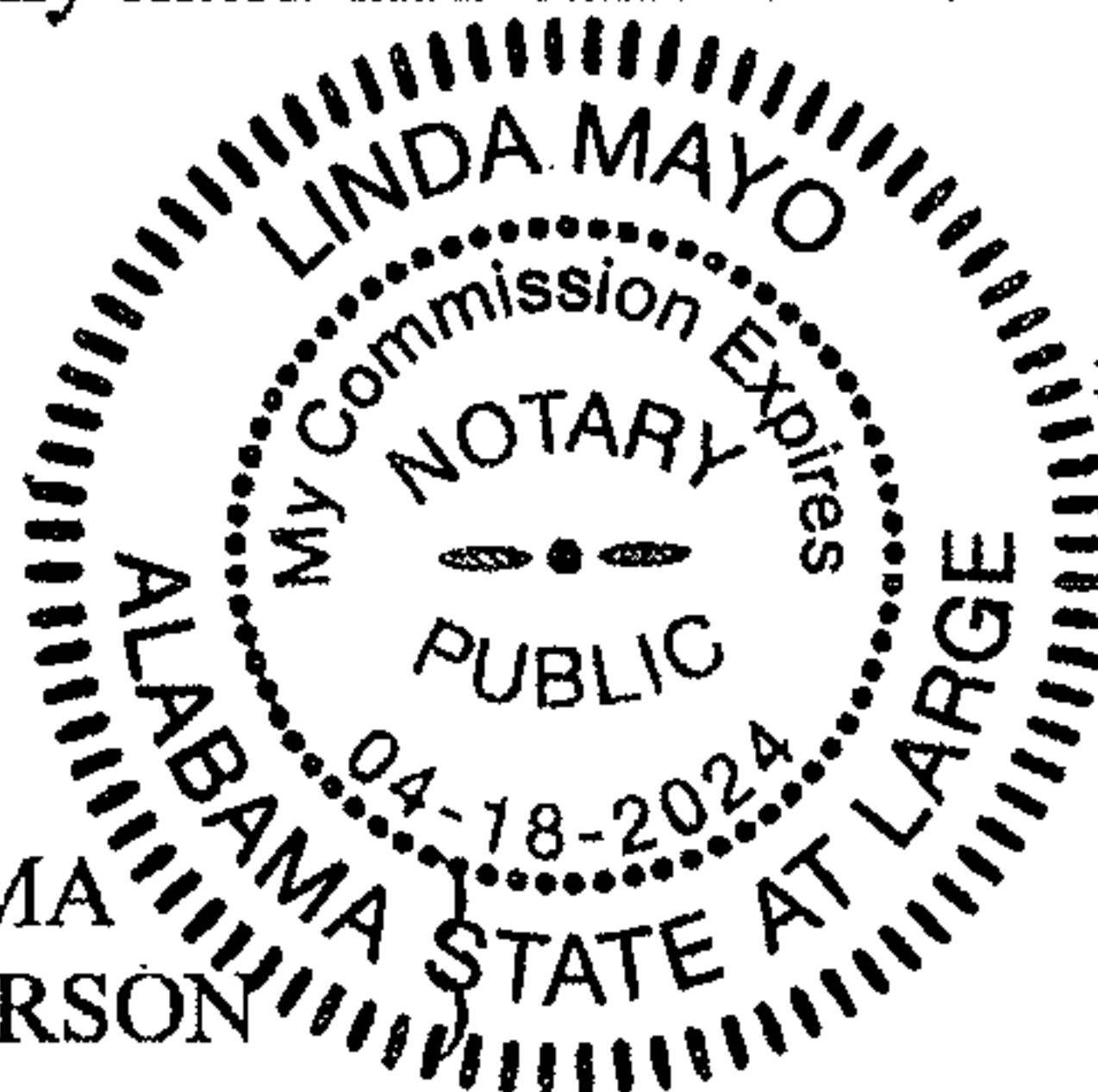


Linda Mayo
Notary Public
My Commission Expires: 04-18-2024

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 **Signature 150, 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 3rd day of November, 2022.

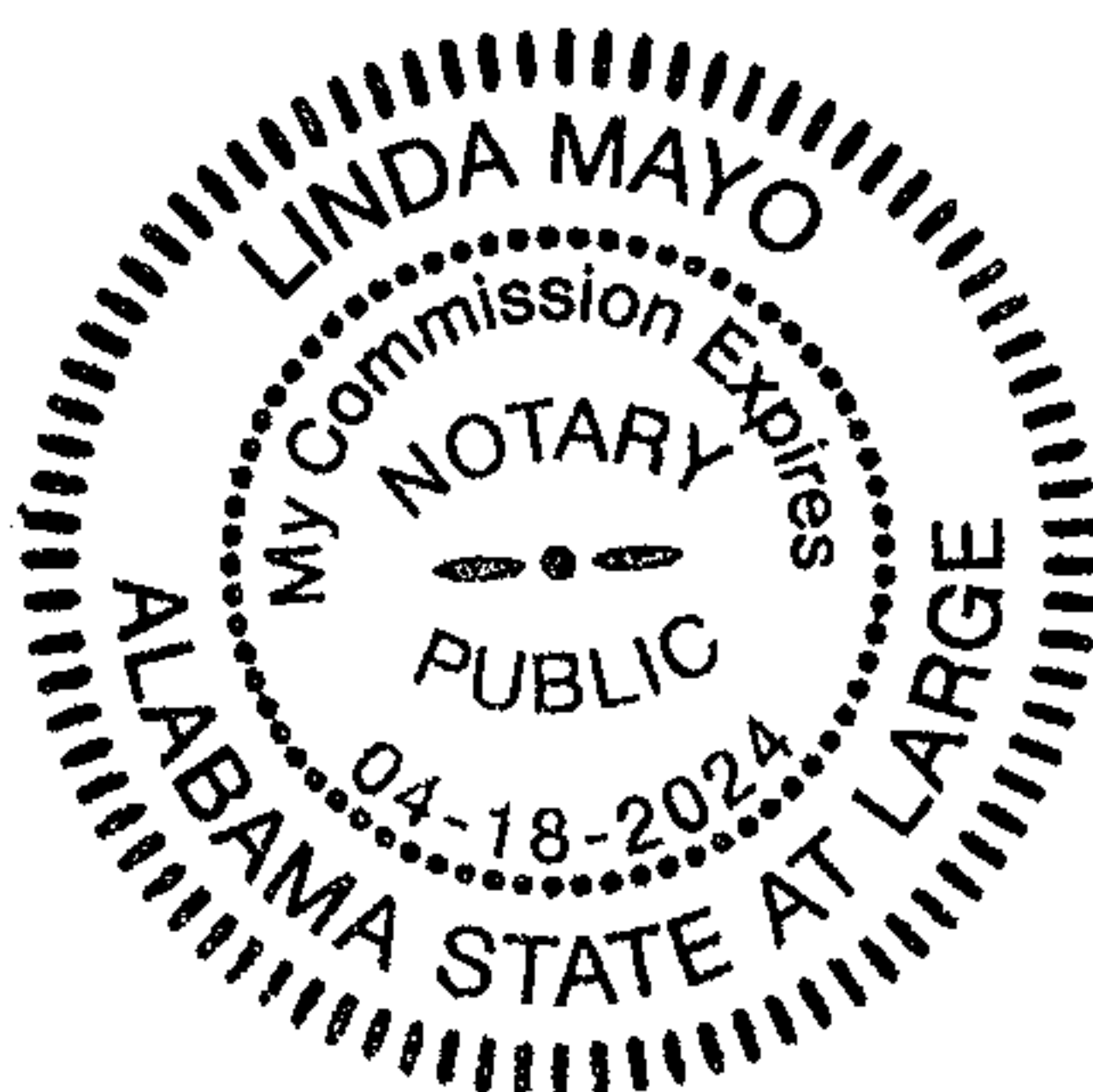


Linda Mayo
Notary Public
My Commission Expires: 04-18-2024

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, whose name as CFO of SB Holding Corp., Managing Member of **Blackridge Partners, 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 3rd day of November, 2022.

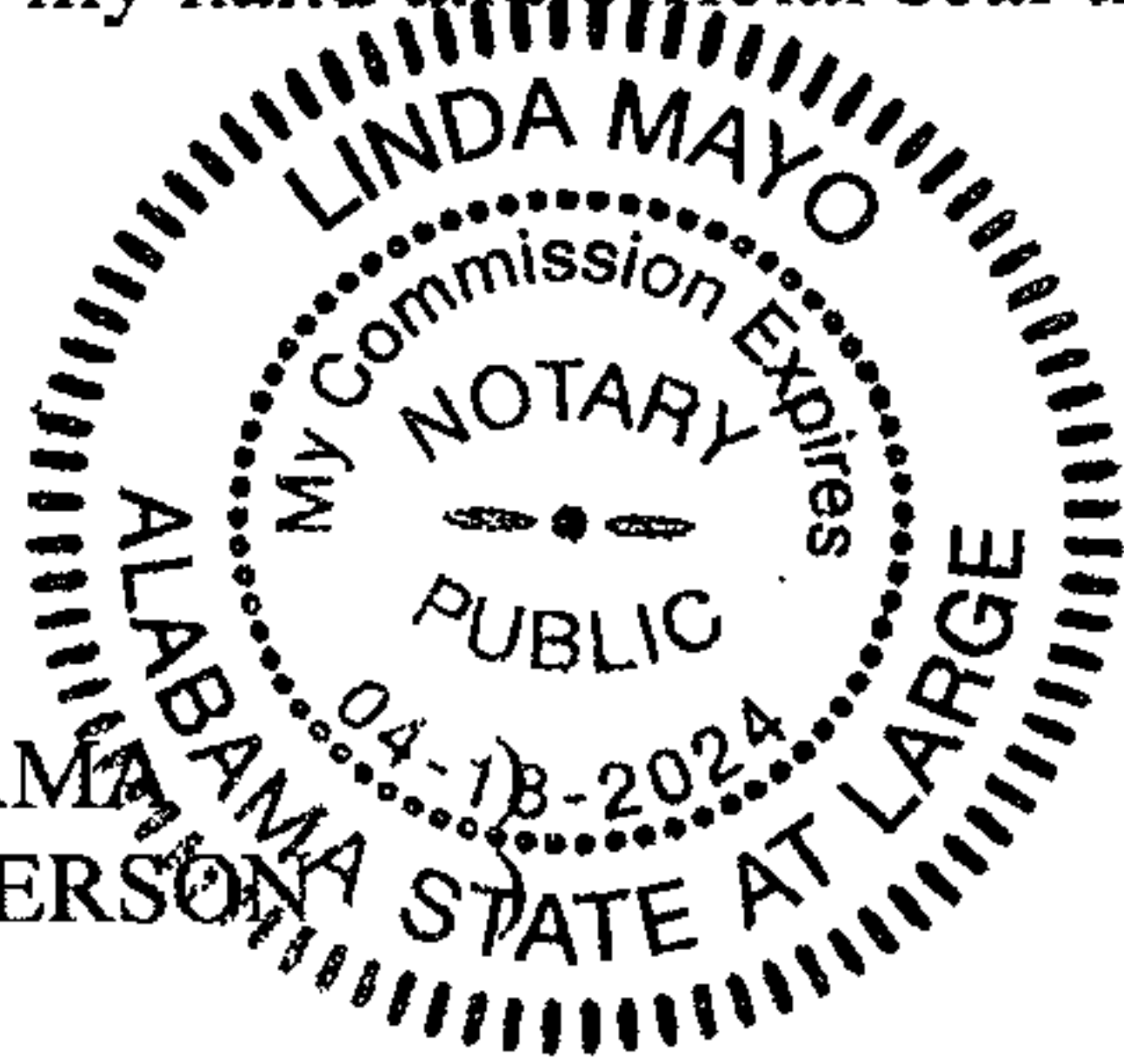


Linda Mayo
Notary Public
My Commission Expires: 04-18-2024

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Daryl Spears, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Stockton Partners, 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 3rd day of November, 2022.



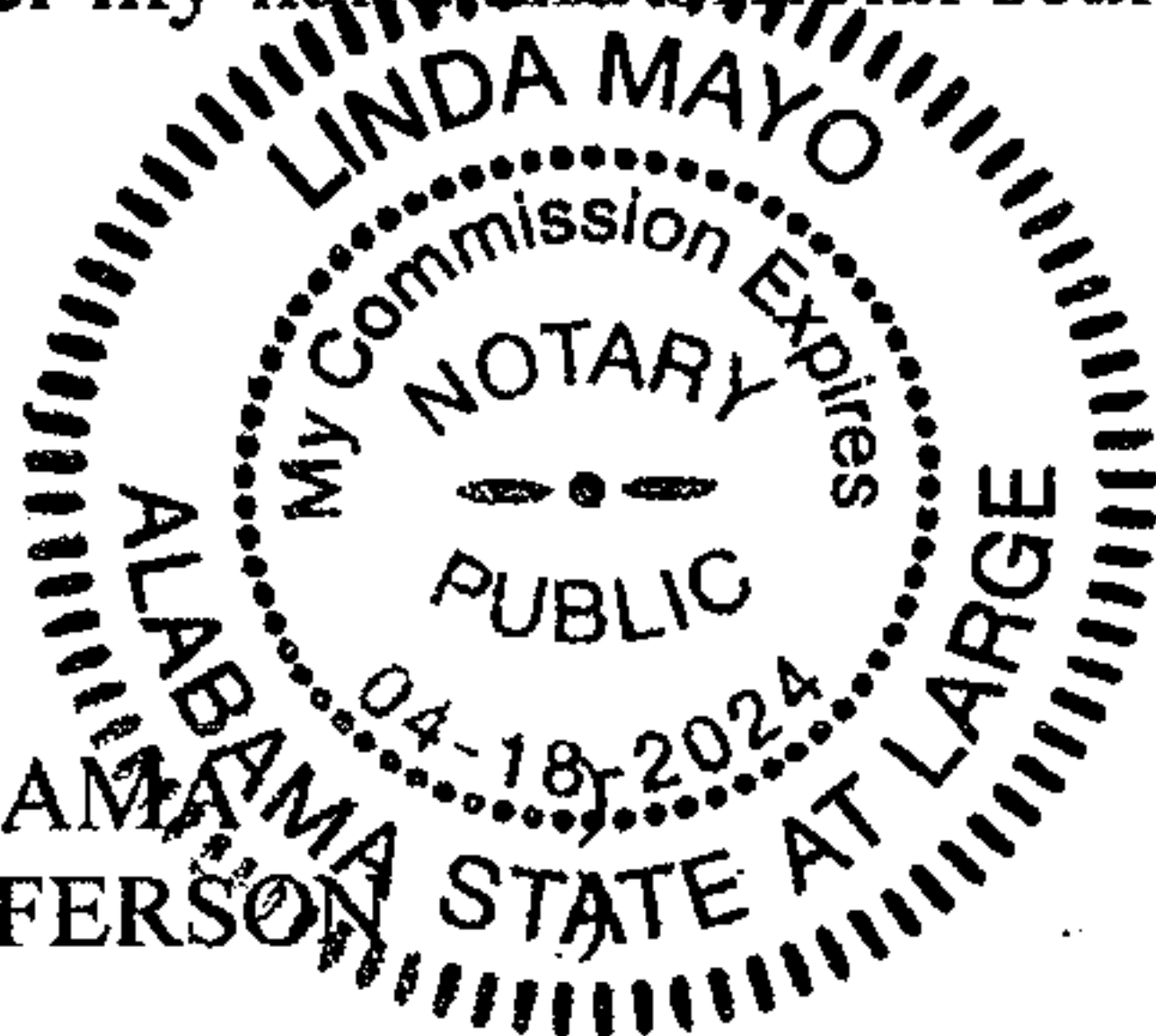
Linda Mayo
Notary Public

My Commission Expires: 04-18-2024

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Daryl Spears, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Stockton Partners II, 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 3rd day of November, 2022.



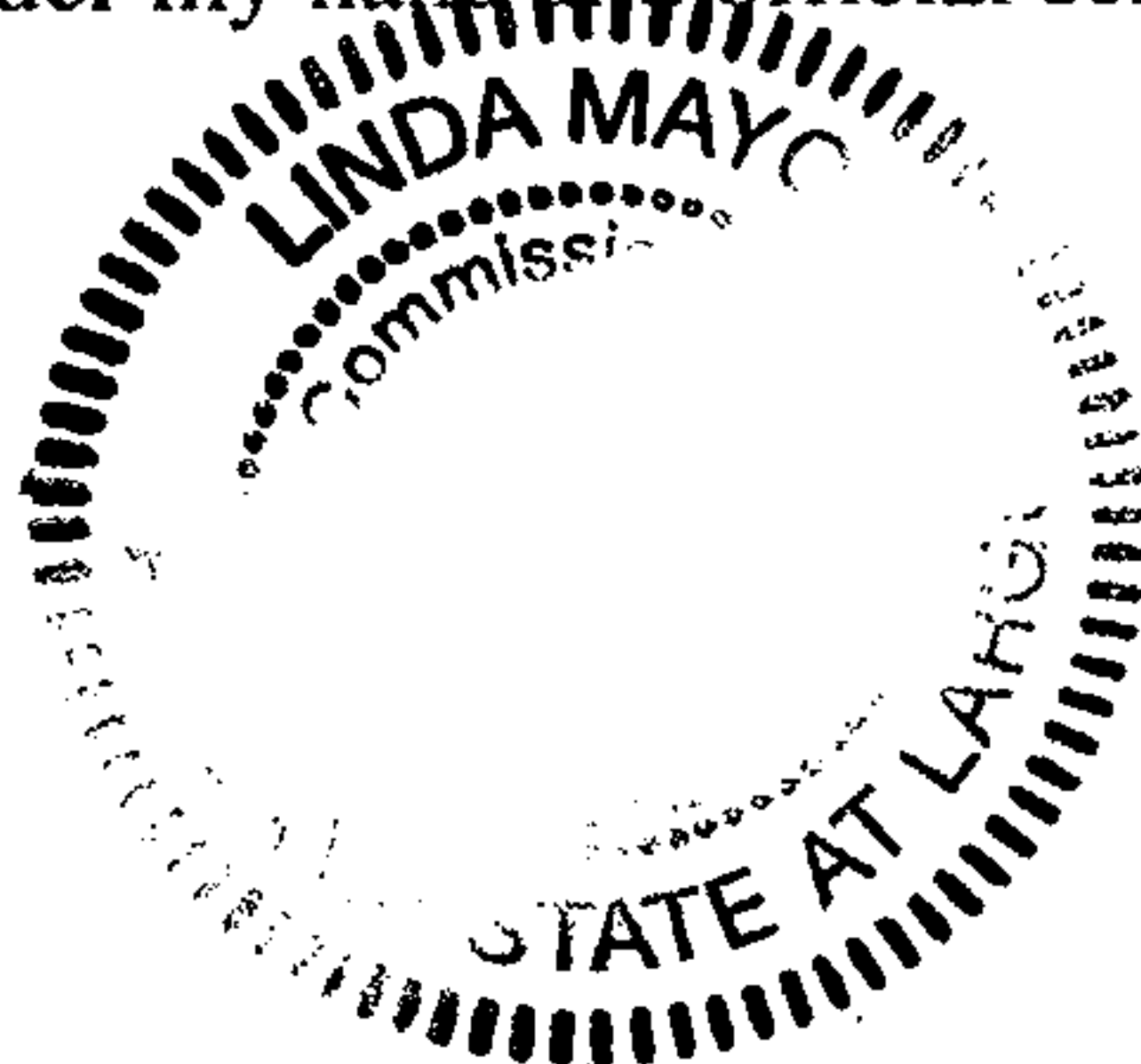
Linda Mayo
Notary Public

My Commission Expires: 04-18-2024

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

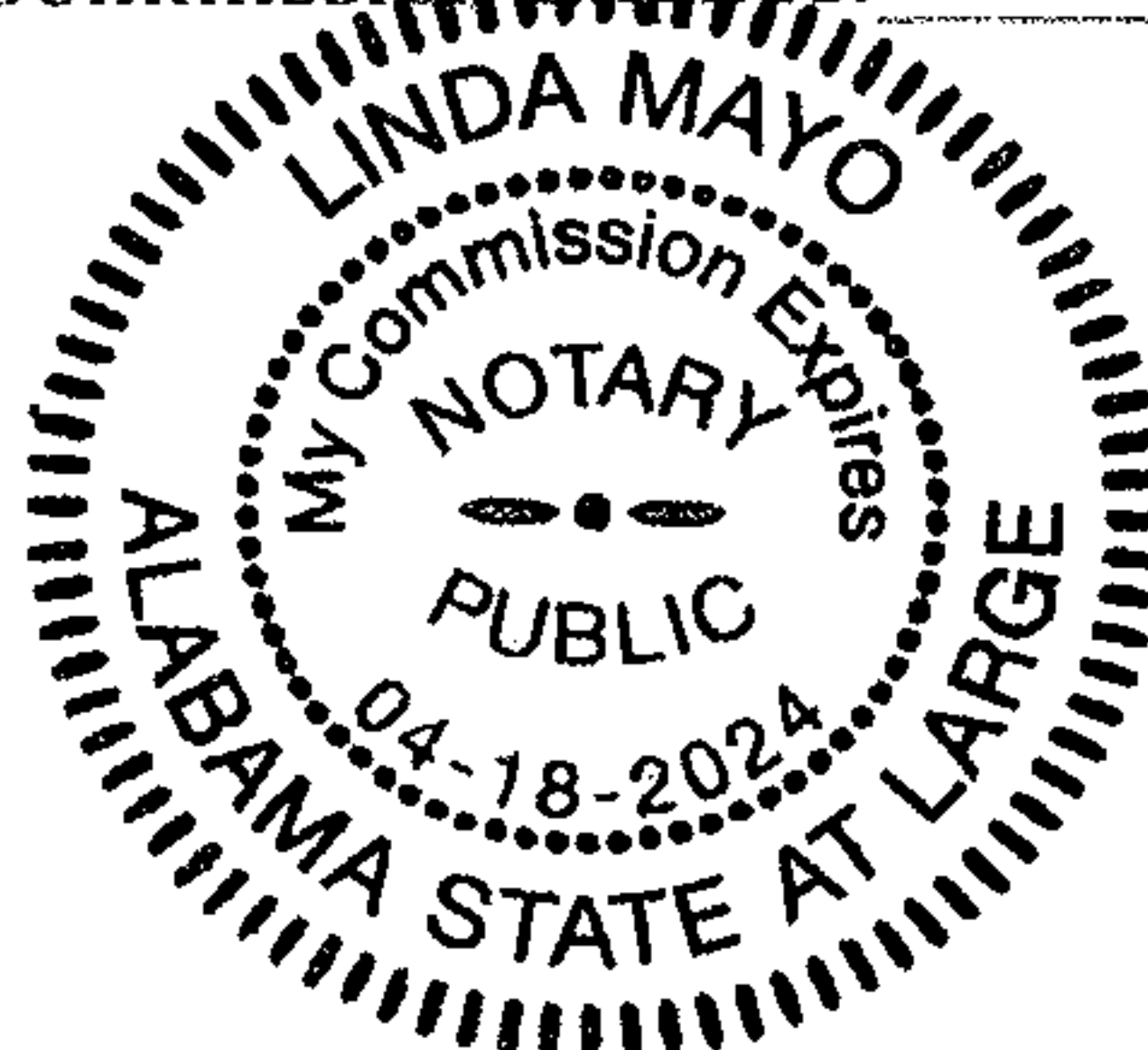
I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, whose name as Authorized Signer of SB Holding Corp., Managing Member of **NSH Corp.**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 3rd day of November, 2022.



Linda Mayo
Notary Public

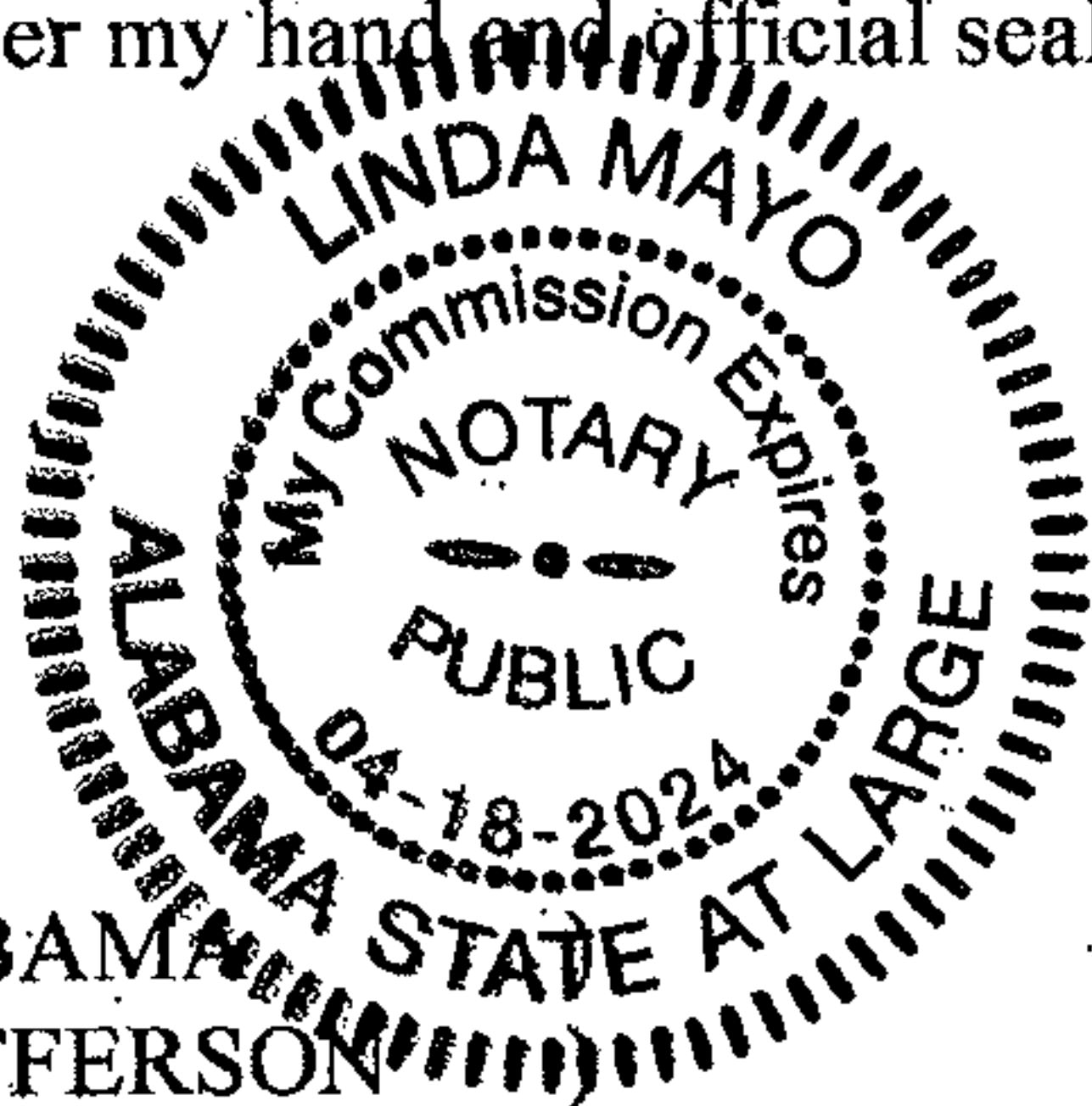
My Commission Expires: 04-18-2024



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that J. Daryl Spears, whose name as CFO of SB Holding Corp., Managing Member of **Blackridge Partners, 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 3rd day of November, 2022.



Linda Mayo
Notary Public
My Commission Expires: 04-18-2024

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that John C. 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 3rd day of November, 2022.

Carolyn D Watson
Notary Public
My Commission Expires: 9-20-2025

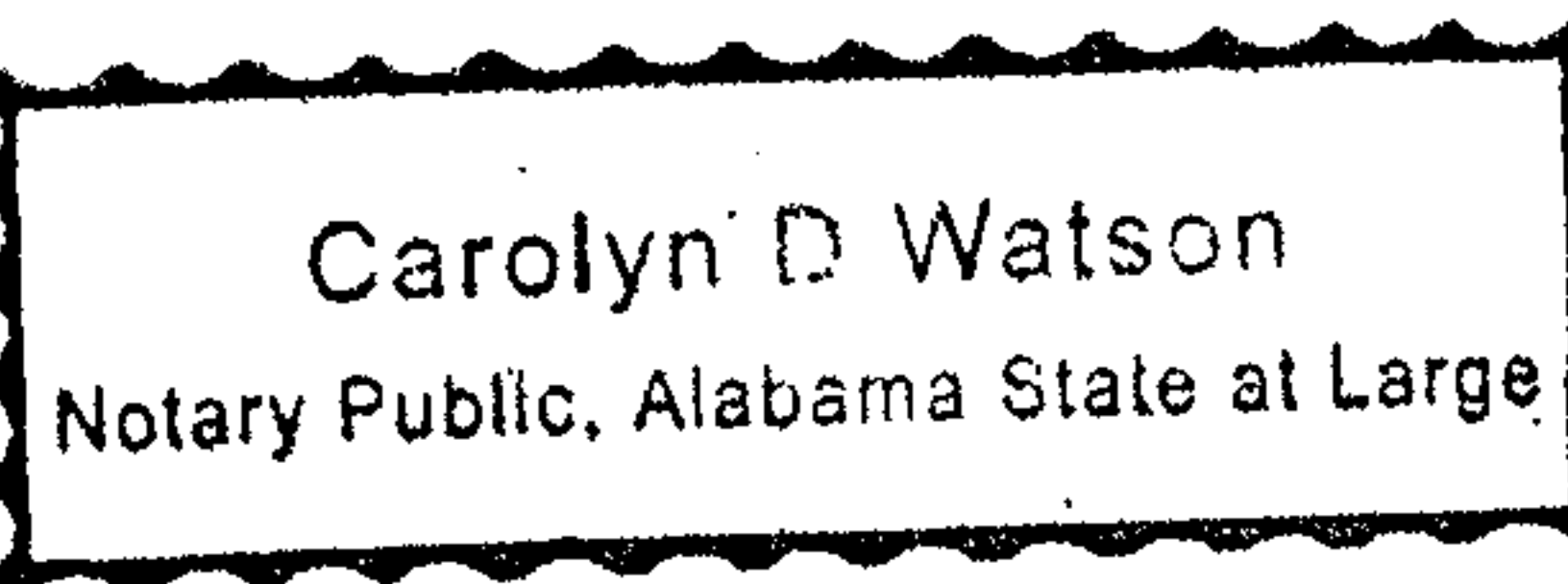


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1702, 1733, 1744 and 1750, according to the Survey of Blackridge South, Phase 7, as recorded in Map Book 56, Page 96 A & 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
11/15/2022 08:36:39 AM
\$46.00 JOANN
20221115000422810

Allen S. Bayl