

**This instrument Prepared By:**

Michael B. Odom  
Phelps Dunbar LLP  
2001 Park Place North, Suite 700  
Birmingham, Alabama 35203  
(205) 716-5200

**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 November 16<sup>th</sup>, 2022, 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"), **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Blackridge"), **BLACKRIDGE PARTNERS II, LLC**, an Alabama limited liability company ("Blackridge II") (Lake Wilborn, SB Holding, SB Dev, Brock Point, Blackridge, and Blackridge II 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, 20190820000304770 and 20201006000452920 in said Probate Office (collectively, as amended and as may be amended from time to time, the "**Mortgage**"); and

**WHEREAS**, Borrower and Lender executed and delivered to Lender that certain Amendment Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement dated October 5, 2022, recorded as Instrument No. 20221006000381340 in the Probate Office of Shelby County, Alabama, pursuant to which additional property was added to the Mortgaged Property under the Mortgage; and

**WHEREAS**, Borrower and Lender have agreed to amend the Mortgage to add Blackridge II as a Borrower.

**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. Blackridge II is added as a Borrower under the Mortgage. All references to the Borrower in the Mortgage shall include Blackridge II.
2. All references in the other Loan Documents to the Borrower shall include Blackridge II.
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.
5. 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: BLAKE JONES

Title: 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 BLAKE JONES, whose name as 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 16<sup>th</sup> day of November, 2022.

Greta Leann Fuller  
Notary Public

My Commission Expires: 2-11-2026

[NOTARIAL SEAL]



**BORROWER:**

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

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

By:   
Daryl Spears, its 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.

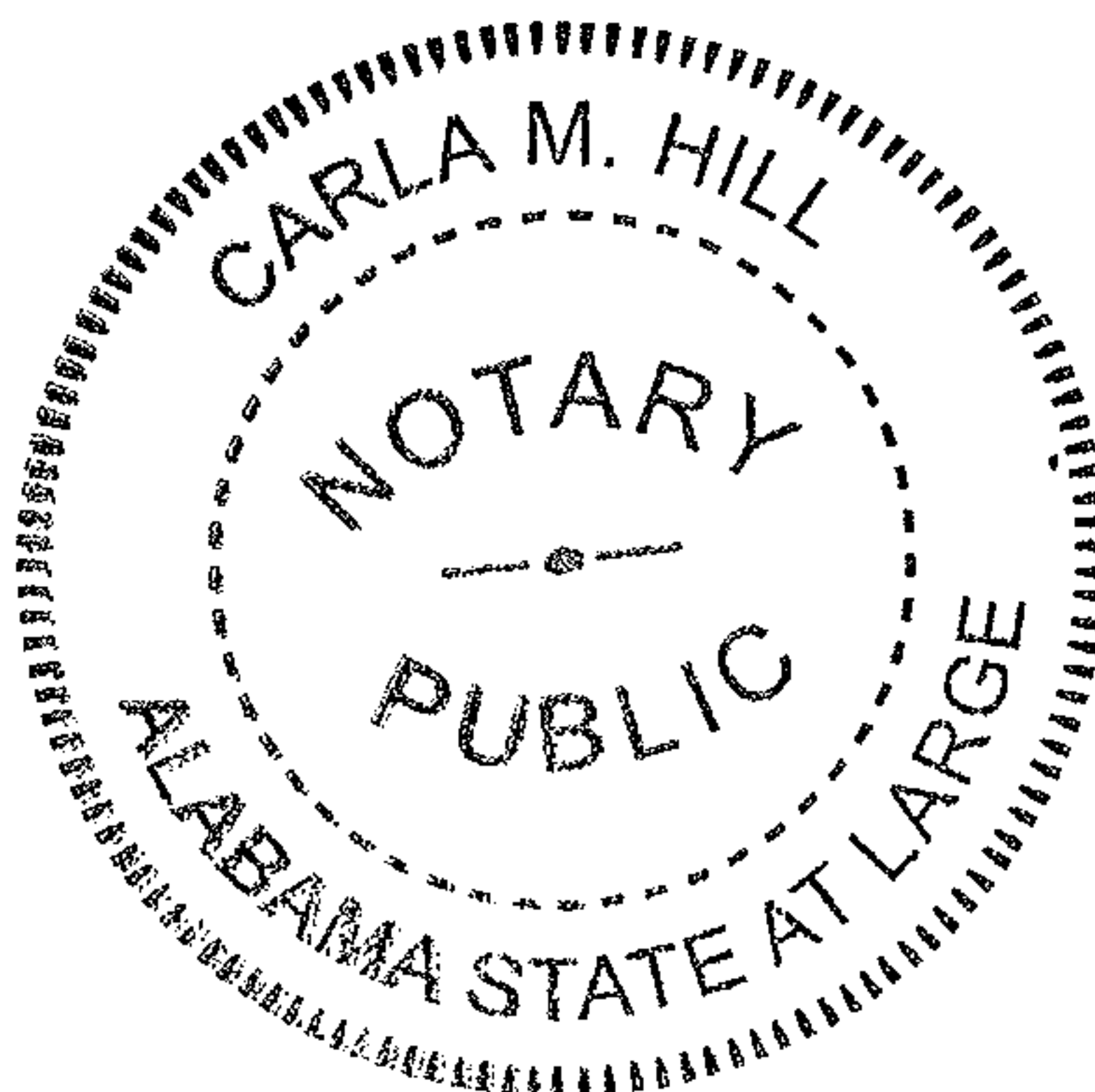
Given under my hand and official seal this 16<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_

Notary Public

My Commission Expires: 3/23/23


[NOTARIAL SEAL]



**BORROWER:**

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

By:

  
Daryl Spears, its 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, 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.

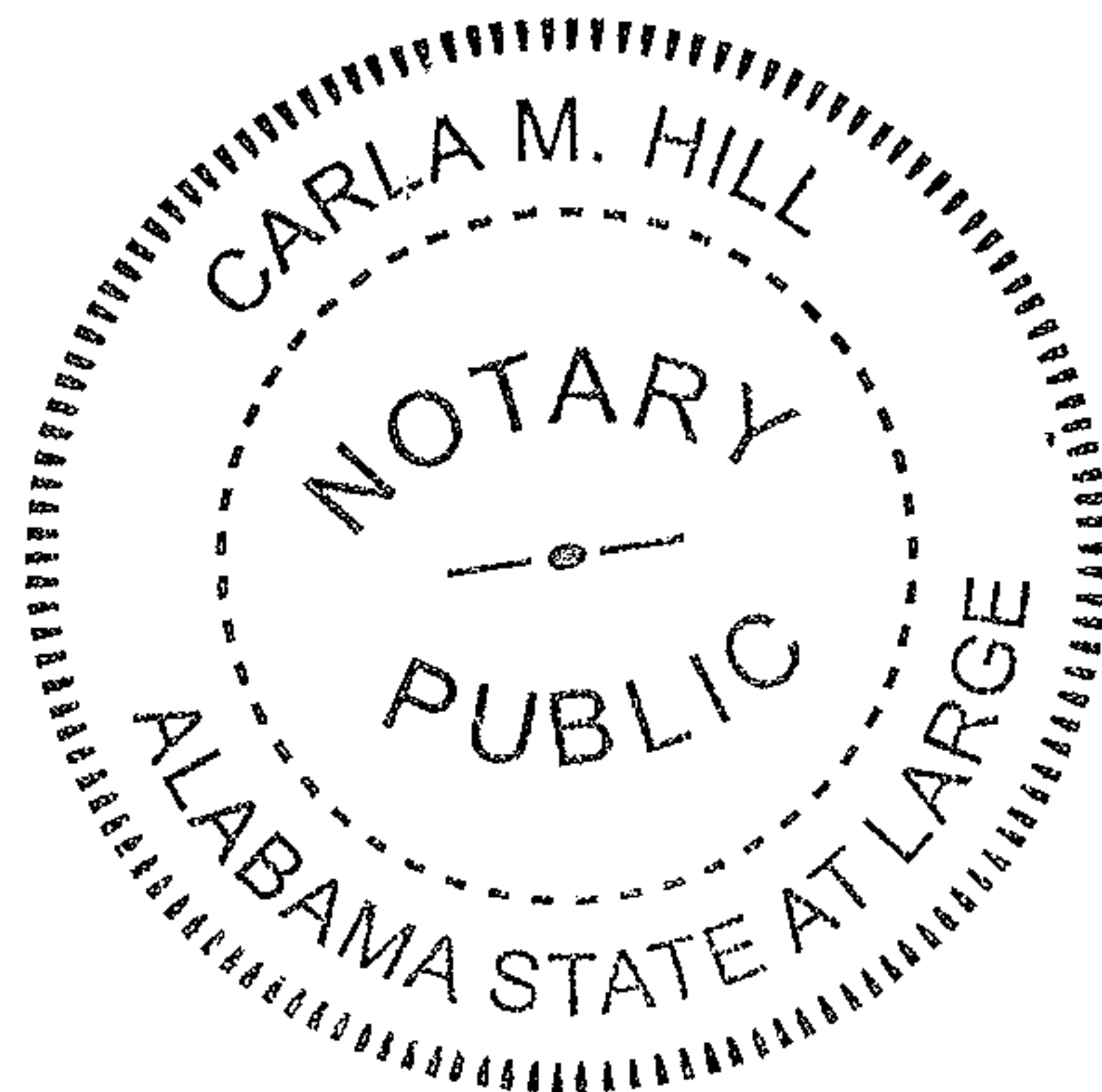
Given under my hand and official seal this 16<sup>th</sup> day of November, 2022.



Notary Public

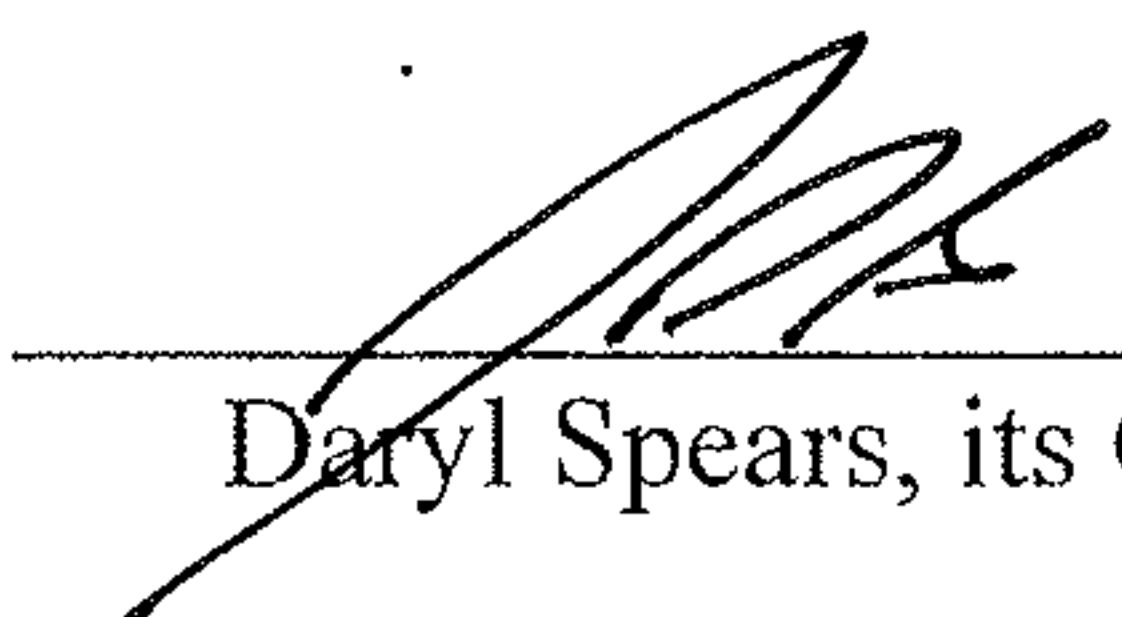
My Commission Expires: 3/23/23

[NOTARIAL SEAL]



**BORROWER:**

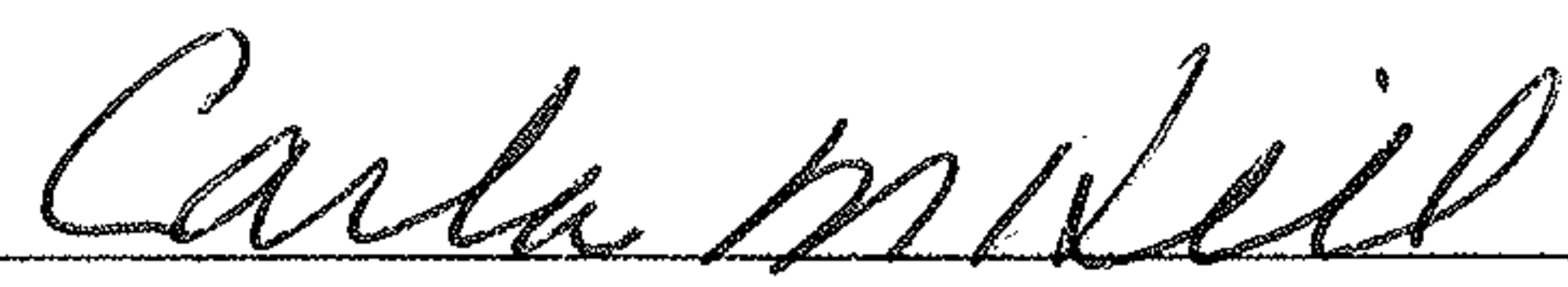
**SB DEV. CORP.,**  
an Alabama corporation

By:   
Daryl Spears, its Chief Financial Officer

STATE OF ALABAMA  
COUNTY OF JEFFERSON

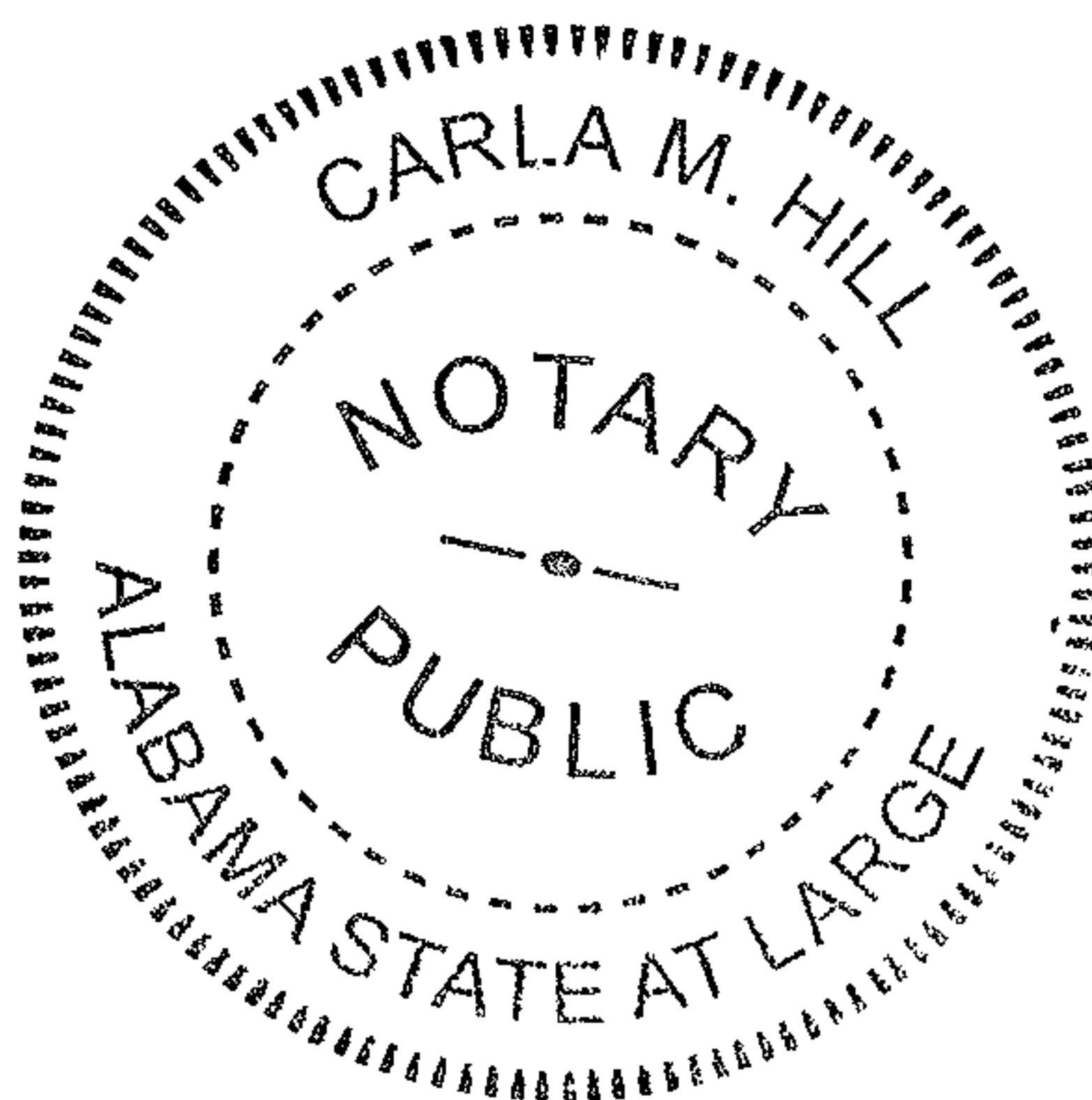
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Daryl Spears**, whose name as Chief Financial Officer of **SB DEV. CORP.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that 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 16<sup>th</sup> day of November, 2022.

  
Notary Public

My Commission Expires: 3/23/23

[NOTARIAL SEAL]



**BORROWER:**

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

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

By:   
Daryl Spears, its 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.

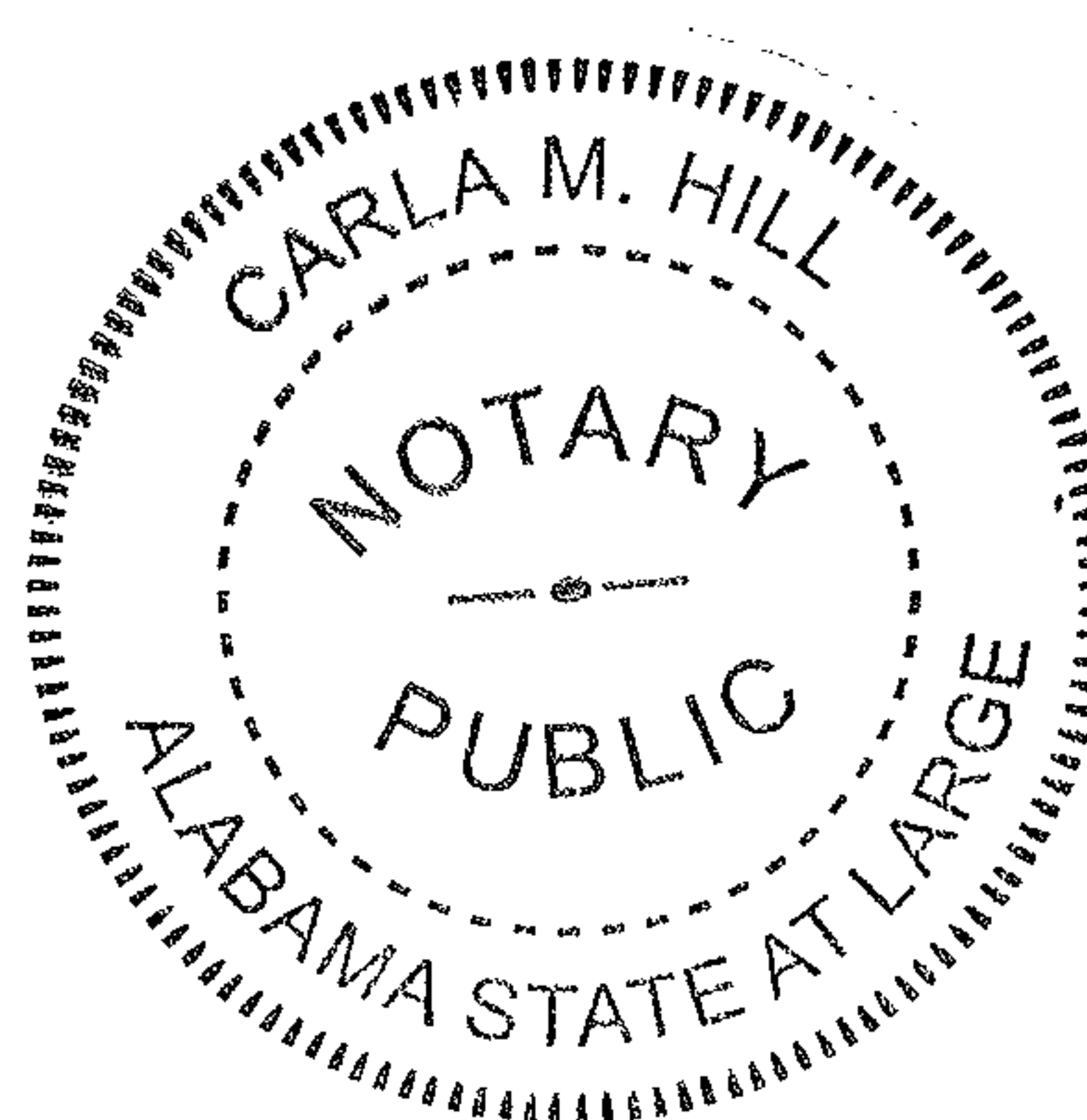
Given under my hand and official seal this 16<sup>th</sup> day of November, 2022.



Notary Public

My Commission Expires: 3/23/23

[NOTARIAL SEAL]



**BORROWER:**

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

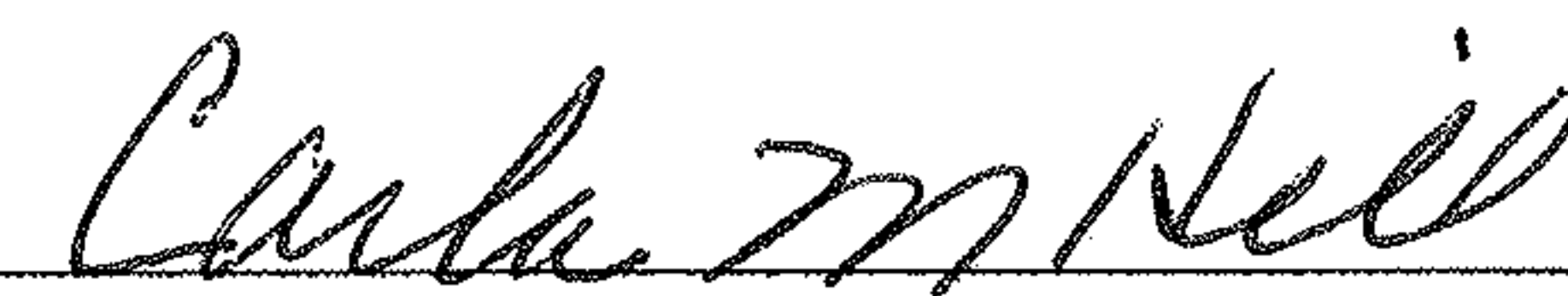
By: SB HOLDING CORP., an Alabama  
corporation its Managing Member

By:   
Daryl Spears, its 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.

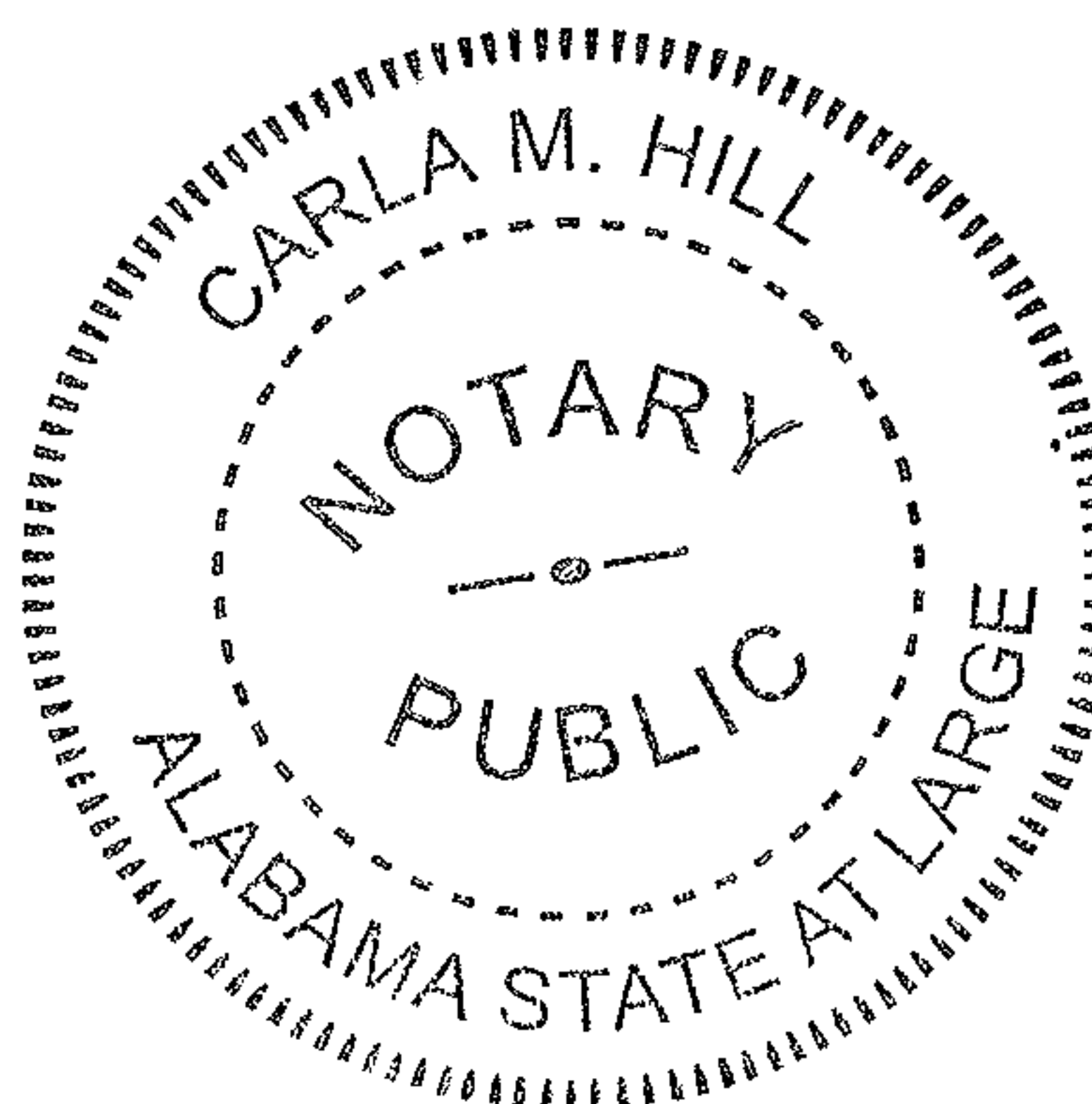
Given under my hand and official seal this 16<sup>th</sup> day of November, 2022.



Notary Public

My Commission Expires: 3/23/23

[NOTARIAL SEAL]



**BORROWER:**

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

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

By:   
Daryl Spears, its 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 II, 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 16<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_

Notary Public

My Commission Expires: 3/23/23

[NOTARIAL SEAL]

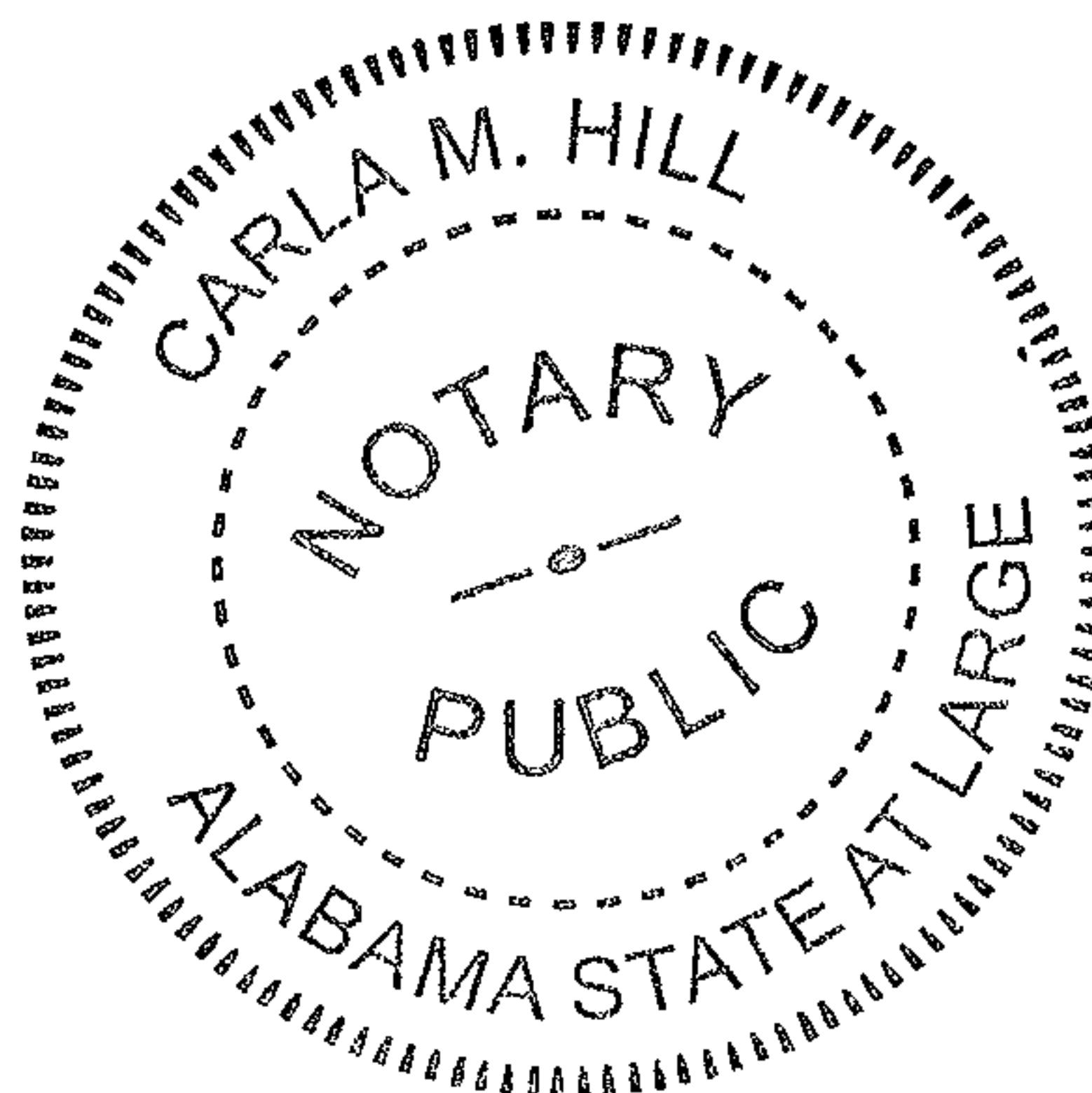
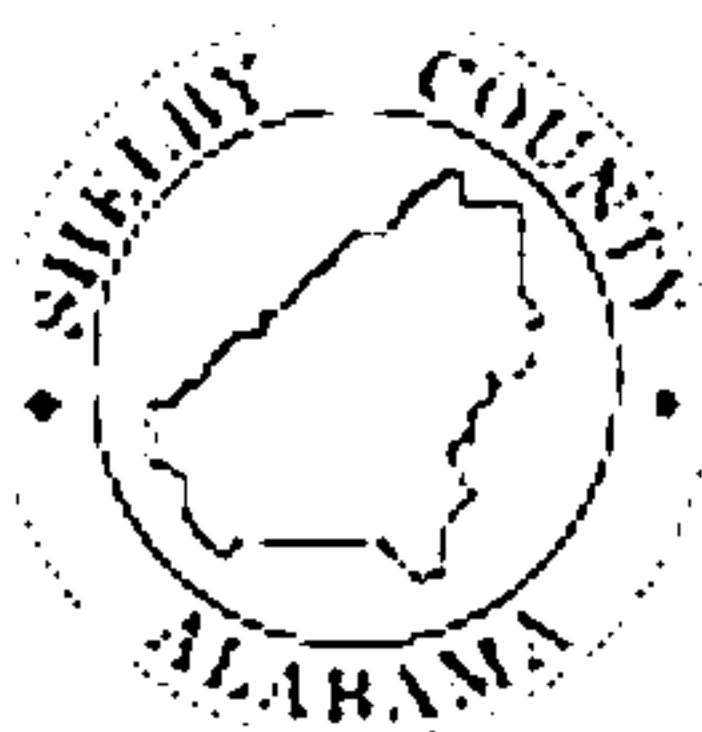


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1710, 1739, 1740, 1742, 1743, 1745, 1748 & 1751, 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  
11/22/2022 11:01:40 AM  
\$58.00 BRITTANI  
20221122000430360

*Allie S. Bayl*