

NOTE TO RECORDING OFFICE:

This Amendment (1) adds NSH Corp., Blackridge Partners II, LLC, Signature 150, LLC, and Windsor Court, LLC, to the Mortgage as a Borrower; (2) removes Lake Wilborn Partners, LLC, Brock Point Partners, LLC, from the Mortgage as Borrower; (3) does not increase the face amount of the mortgage; and (4) does not extend the maturity date of the mortgage.

This instrument Prepared By:

Michael B. Odom
McGlinchey Stafford
505 N. 20th St., Ste 800
Birmingham, Alabama 35203
(205) 725-6400

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 January 5, 2024, between **TRUSTMARK NATIONAL BANK**, a national banking association (the "**Lender**"), and **NSH CORP.**, an Alabama corporation, **SB HOLDING CORP.**, an Alabama corporation, **SB DEV. CORP.**, an Alabama corporation, **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company, **WINDSOR COURT, LLC**, an Alabama limited liability company, **SIGNATURE 150, LLC**, an Alabama limited liability company, **BLACKRIDGE PARTNERS II, LLC**, an Alabama limited liability company, (individually and collectively referred to herein as "**Borrower**").

WHEREAS, in connection with a line of credit loan (the "**Loan**") from Lender to Lake Wilborn Partners, LLC, ("**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 have agreed to amend the Mortgage as set forth herein.

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. NSH Corp., an Alabama corporation, Blackridge Partners II, LLC, an Alabama limited liability company, Signature 150, LLC, an Alabama limited liability company, and Windsor Court, LLC, an Alabama limited liability company, are added to the Mortgage as a Borrower.
2. Lake Wilborn Partners, LLC, and Brock Point Partners, LLC, are removed as a Borrower from the Mortgage.

3. Except as modified herein, all other terms and conditions of the Mortgage shall remain in full force and effect.

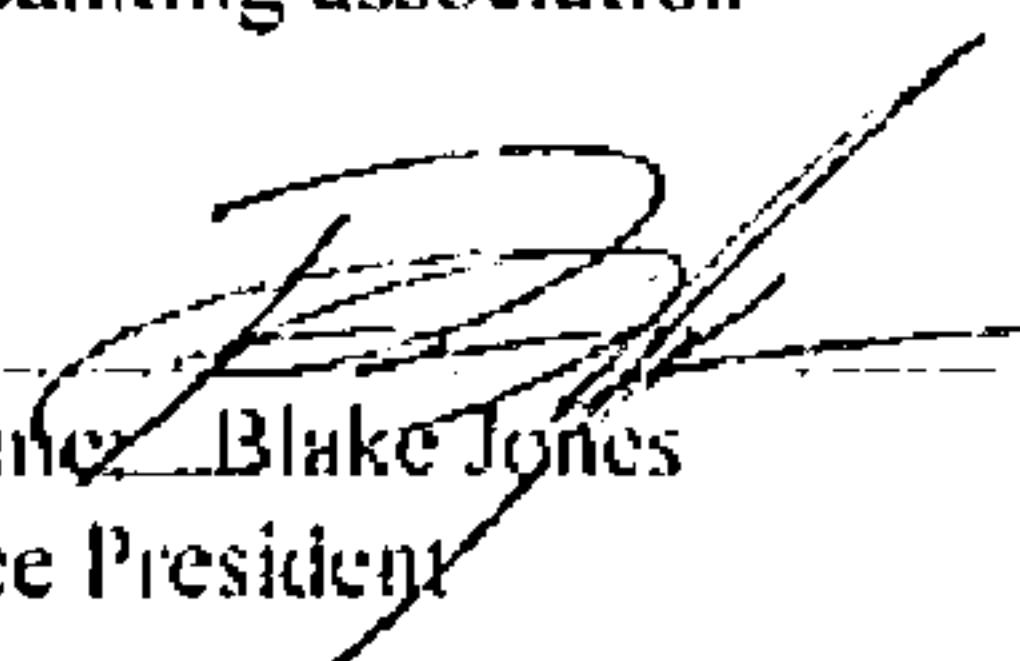
4. This document may be executed in a number of identical counterparts, each of which for all purposes is deemed an original, and all of which constitute collectively one (1) document and agreement, but in making proof of this document, it shall not be necessary to produce or account for more than one such counterpart, and counterpart pages may be combined into one single document.

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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

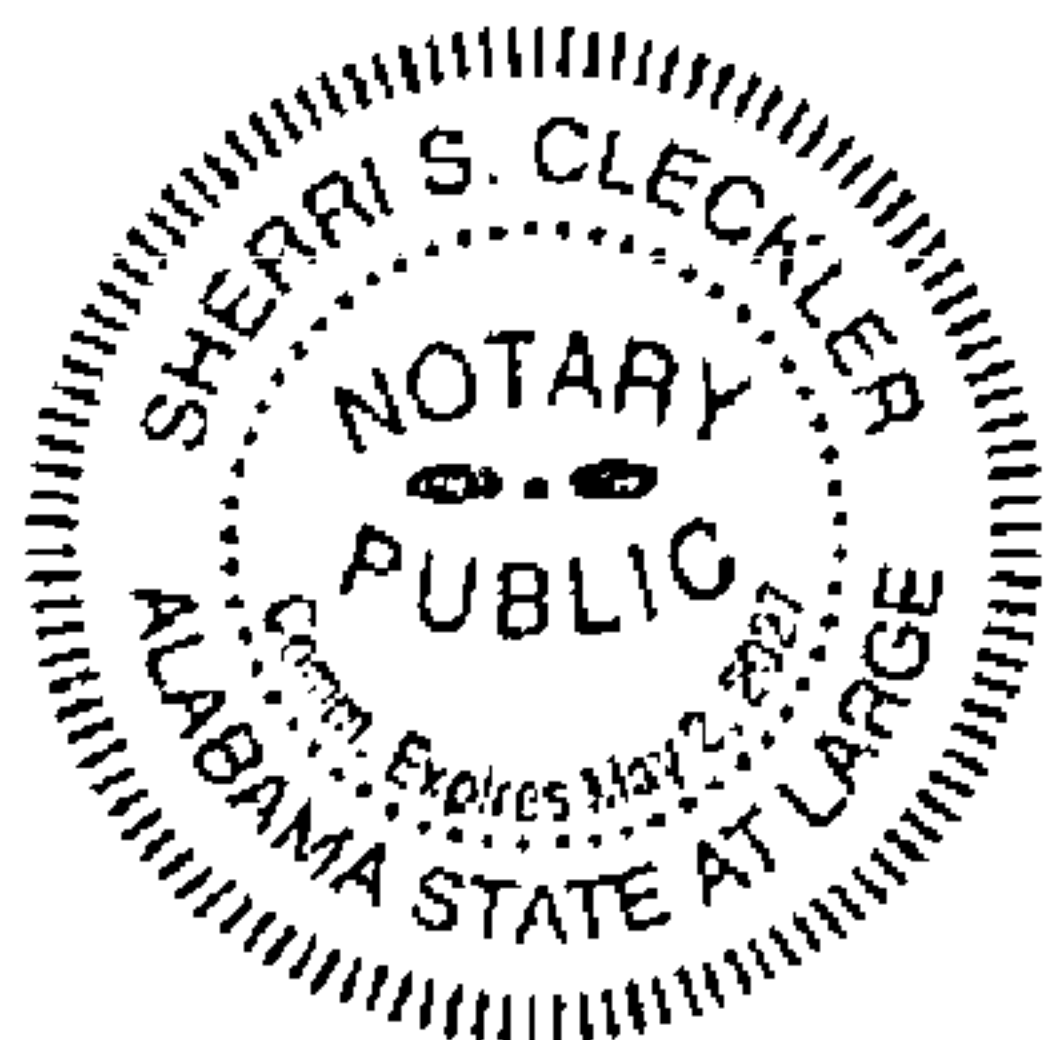
By: 
Printed Name: Blake Jones
Title: Vice President

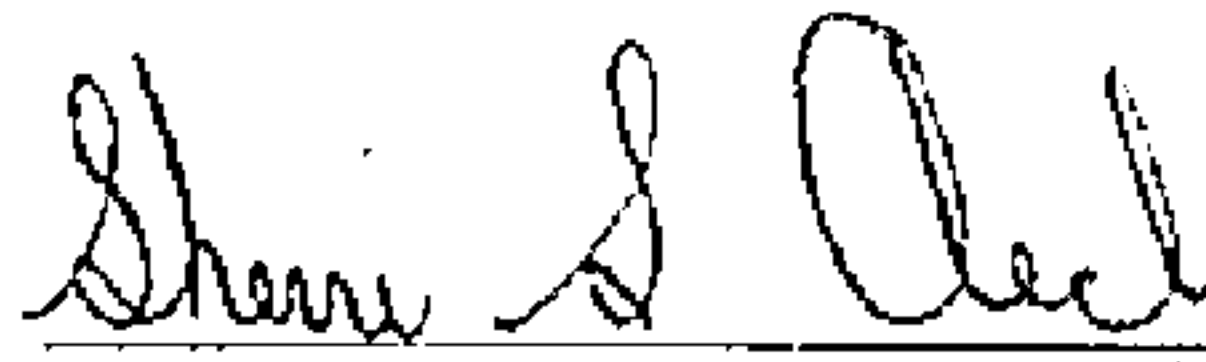
STATE OF ALABAMA
COUNTY OF JEFFERSON

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 18th day of January, 2024.

(Notary Seal)




Notary Public
My Commission Expires: May 2nd 2027

BORROWER:

NSH CORP.,
an Alabama corporation

By:



Jacob Hall

Its:


Chief Financial Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of NSH CORP., an Alabama corporation, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

Given under my hand and official seal this 9th day of January, 2024.

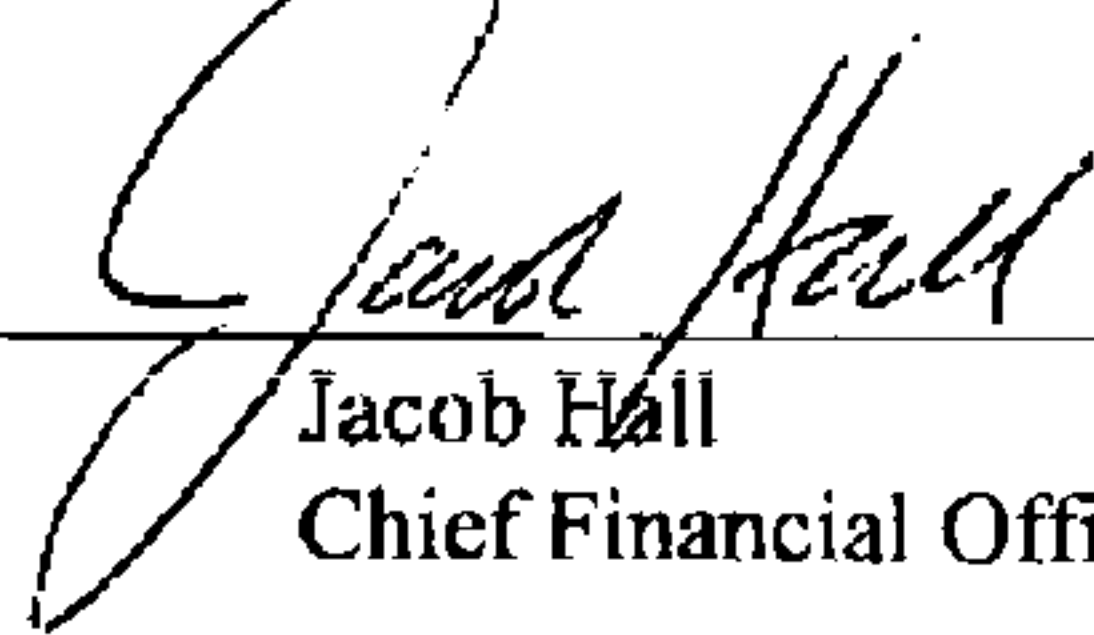
ELIZABETH GRACE BRAMBLETTT
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027


NOTARY PUBLIC
My Commission Expires: 7/12/27

BORROWER:

SB HOLDING CORP.,
an Alabama corporation

By:



Jacob Hall
Chief Financial Officer

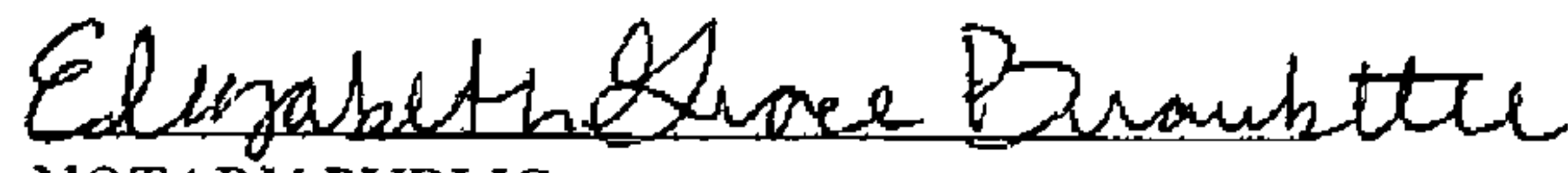
Its:

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of SB HOLDING CORP., an Alabama corporation, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

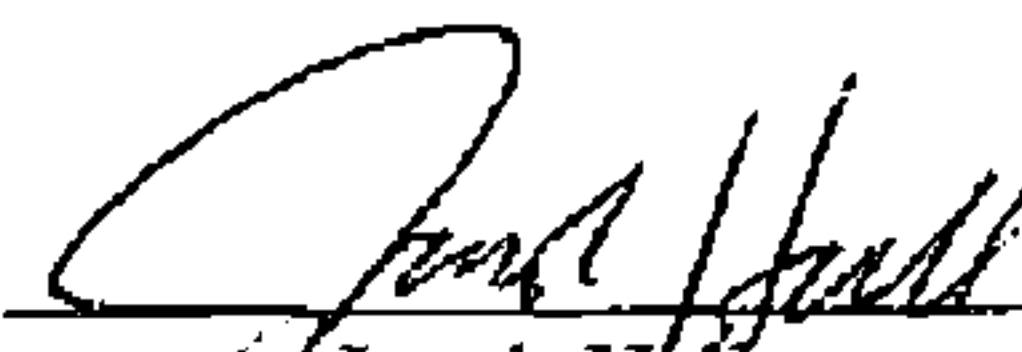
Given under my hand and official seal this 9th day of January, 2024.

ELIZABETH GRACE BRAMBLETTTE
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027


NOTARY PUBLIC
My Commission Expires: 7/12/27

BORROWER:

SB DEV. CORP.,
an Alabama corporation


By: 
Jacob Hall
Its: Chief Financial Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of SB DEV. CORP., an Alabama corporation, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

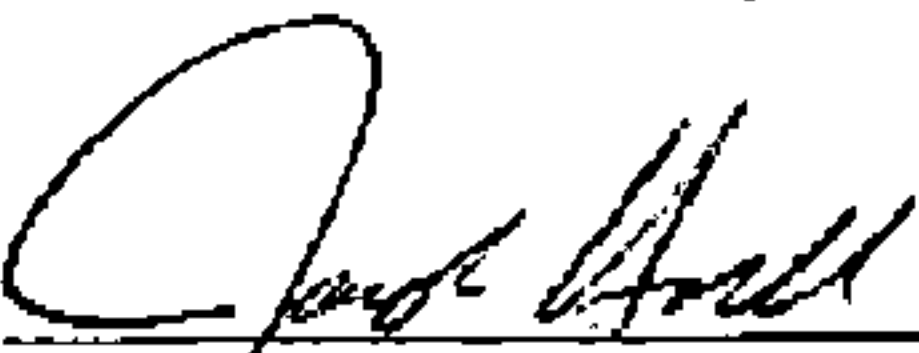
Given under my hand and official seal this 9th day of January, 2024.

ELIZABETH GRACE BRAMBLETTTE
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027


NOTARY PUBLIC
My Commission Expires: 7/12/27

BORROWER:


BLACKRIDGE PARTNERS, LLC,
an Alabama limited liability company

By: 
Jacob Hall
Its: Chief Financial Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

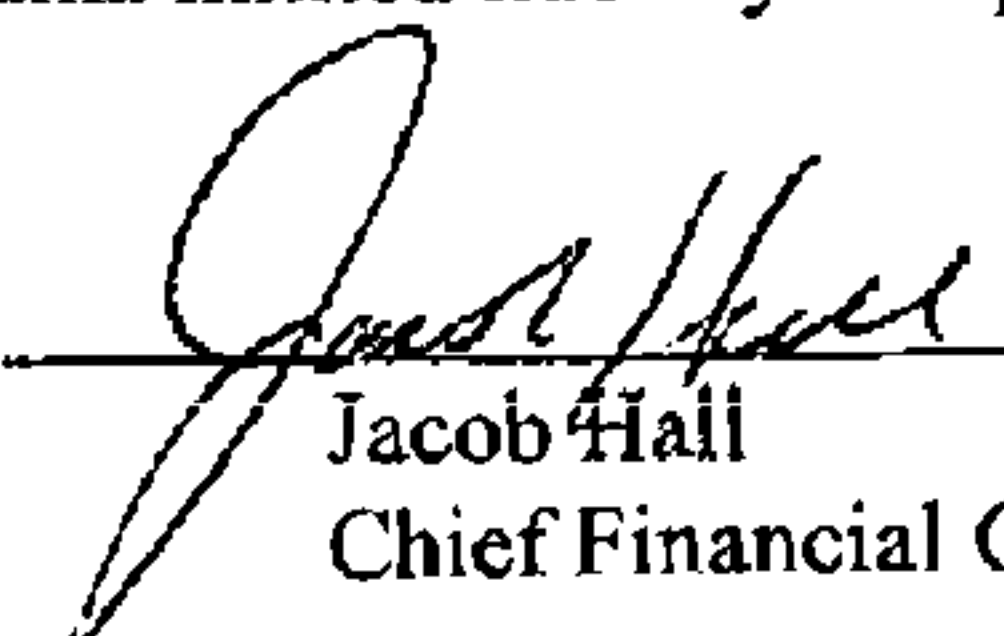
Given under my hand and official seal this 9th day of January, 2024.


NOTARY PUBLIC
My Commission Expires: 7/12/27

ELIZABETH GRACE BRAMBLETTTE
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027

BORROWER:

WINDSOR COURT, LLC,
an Alabama limited liability company

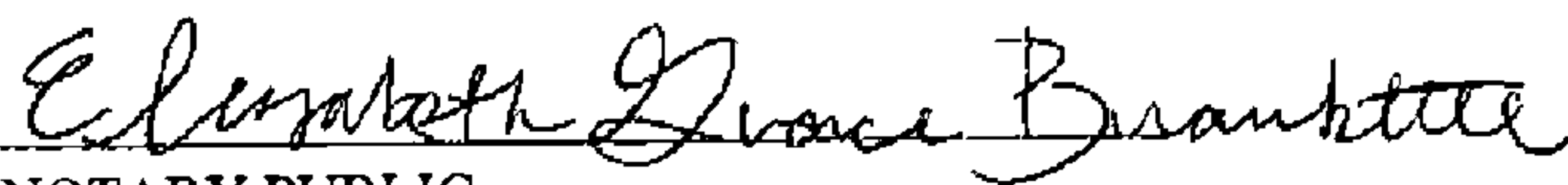
By: 
Jacob Hall
Its: Chief Financial Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of WINDSOR COURT, LLC, an Alabama limited liability company, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

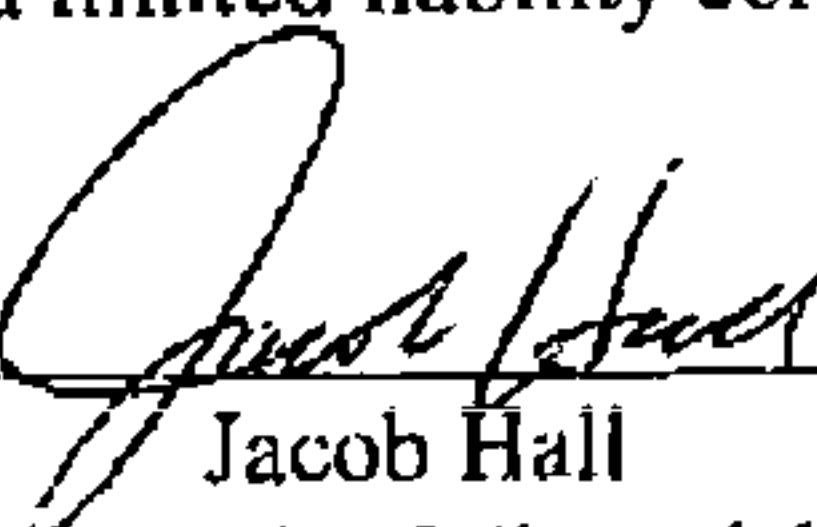
Given under my hand and official seal this 9th day of January, 2024.

ELIZABETH GRACE BRAMBLETTTE
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027


NOTARY PUBLIC
My Commission Expires: 7/12/27

BORROWER:

SIGNATURE 150, LLC,
an Alabama limited liability company


By: 
Jacob Hall
Its: Chief Financial Officer

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of SIGNATURE 150, LLC, an Alabama limited liability company, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

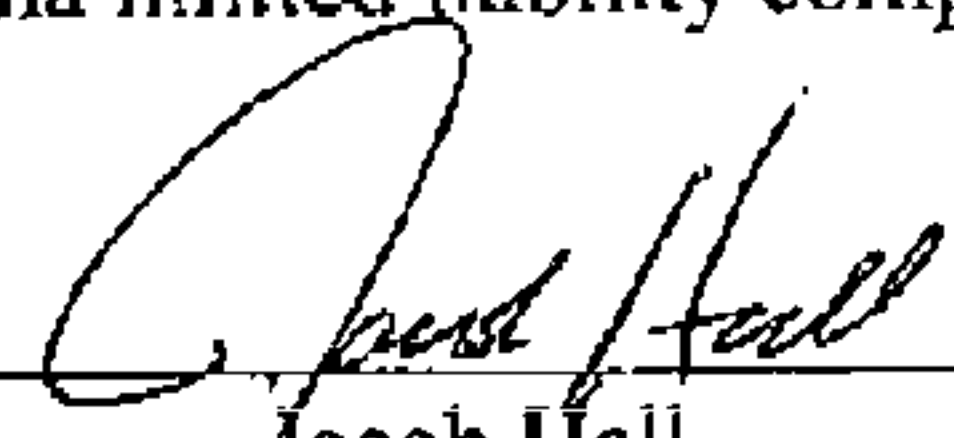
Given under my hand and official seal this 9th day of January, 2024.

ELIZABETH GRACE BRAMBLETTT
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027


NOTARY PUBLIC
My Commission Expires: 7/12/27

BORROWER:

BLACKRIDGE PARTNERS II, LLC,
an Alabama limited liability company


By: 
Jacob Hall
Its: Chief Financial Officer

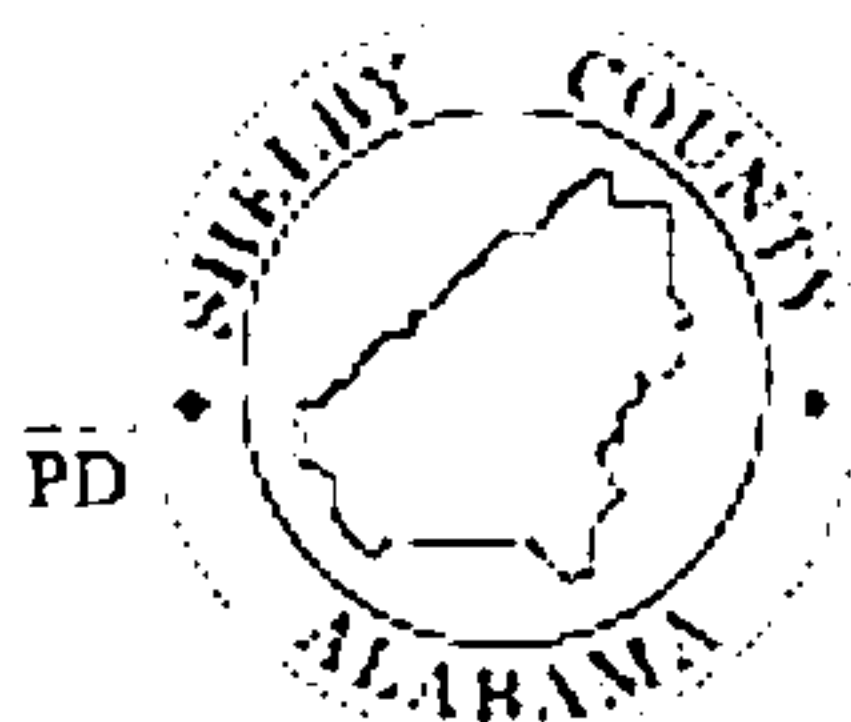
STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JACOB HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Financial Officer of BLACKRIDGE PARTNERS, II, LLC, an Alabama limited liability company, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer of said company.

Given under my hand and official seal this 9th day of January, 2024.




NOTARY PUBLIC
My Commission Expires: 7/12/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2024 08:06:55 AM
\$60.00 JOANN
20240119000014330

