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, pursuant to the Mortgage Modification Agreement recorded on November 15, 2022, as

Instrument No. 20221115000422810 in the Probate Office of Shelby County, Alabama, Blackridge Partners II, LLC was added as a Borrower and Mortgagor;

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 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 May, 2025. **BORROWER:** SB Dev. Corp., an Alabama corporation WITNESS: SB Holding Corp. By: Sole Shareholder Its: By: Jacob Hall Its: Chief Financial Officer Signature 150, LLC, an Alabama limited liability WITNESS: company SB Holding Corp. By: Managing Member Its: By: Jacob Hall

Its: Chief Financial Officer

WITNESS:	Blackridge Partners, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
	By: Jacob Hall
	Its: Chief Financial Officer
	Blackridge Partners II, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
	_ full
	By: Jacob Hall Its: Chief Financial Officer
WITNESS:	Stockton Partners, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
	By: Jacob Hall
	By: Jacob Hall Its: Chief Financial Officer
WITNESS:	Stockton Partners II, LLC, an Alabama limited liability company
	By: SB Holding Corp. Its: Managing Member
	as Hu
	By: Jacob Hall Its: Chief Financial Officer
WITNESS:	NSH CORP., an Alabama corporation
	By: SB Holding Corp. Its: Managing Member
	Last fall
	By: Jacob Hall Its: Chief Financial Officer

BANK:	
WITNESS:	SouthPoint Bank
	By: John Sivley Its: Vice President
	[Acknowledgement Page-to-Pollow]

STATE OF ALABAMA COUNTY OF JEFFERSON)			
name as Chief Financial Officer an Alabama corporation, is signe this day that, being informed of the same for and as the act of sai	of SB Holding Cored to the foregoing is the contents of said documents of corporation.	r said County in said State, hereby p., an Alabama corporation, Sole instrument, and who is known to not instrument, he, as such officer as	Shareholder of S ne, acknowledge	SB Dev. Corp., d before me on
Given under my hand a	nd official seal this	day of May, 2025.		MINICARLA M. HILLIAM
		Notary Public My Commission Expires: 03/2	3/27	PUBLIC
STATE OF ALABAMA COUNTY OF JEFFERSON)			STATEATHA
name as Chief Financial Officer LLC, an Alabama limited liabi acknowledged before me on this	of SB Holding Corplition of SB Holding Corplition in SB Holding Corplition in SB Holding SB Holding SB Holding In SB Holding Corp.	r said County in said State, hereby p., an Alabama corporation, Mana igned to the foregoing instrume formed of the contents of said in for and as the act of said limited li	iging Member of ent, and who is strument, he, as	Signature 150, known to me, such officer or
Given under my hand a	nd official seal this	day of May, 2025. Notary Public My Commission Expires: 03/2	3/27	OTAR AUBLIC OUBLIC OUBLIC
STATE OF ALABAMA COUNTY OF JEFFERSON)			A STATE ATTITUTE OF THE PARTY O
name as Chief Financial Officer Partners, LLC, an Alabama limit acknowledged before me on this	r of SB Holding Content of SB Holding Content of the company of the company of the content of th	orp, an Alabama corporation, May, is signed to the foregoing instrutormed of the contents of said informed as the act of said limited limited.	anaging Member iment, and who is strument, he, as	of Blackridge s known to me, such officer or
Given under my hand an	nd official seal this	# day of May, 2025.		
		Notary Public My Commission Expires: 03/2	3/27	CARLA M. HILLIAM
	[Acknowledgeme	ents Continued on Next Page]	THE THE TAXABLE PARTY.	POUBLIC OF STATE ATTRIBUTES.

STATE OF ALABAMA COUNTY OF JEFFERSON)			
I, the undersigned Notar name as Chief Financial Officer Partners II, LLC, an Alabama limme, acknowledged before me on or member and with full authority Given under my hand an	of SB Holding Control of SB Holding Control of SB Holding Compatible this day that, being the same of	any, is signed to the foregoing ing informed of the contents of said e for and as the act of said limited	anaging Member of astrument, and who dinstrument, he, as diability company.	Blackridge is known to such officer
		Notary Public		ZOTANY W
		My Commission Expires: 03/2	3/27	PUBLIC &
STATE OF ALABAMA COUNTY OF JEFFERSON)			STATERILITIES
name as Chief Financial Officer Partners, LLC, an Alabama limite acknowledged before me on this member and with full authority, e	of SB Holding Cod liability company day that, being infexecuted the same for	y, is signed to the foregoing instru formed of the contents of said in	Managing Member ument, and who is known is known to be a sure as such	of Stockton nown to me,
		Notary Public My Commission Expires: 03/2	3/27	OTARL
STATE OF ALABAMA COUNTY OF JEFFERSON)		in Contract of the Contract of	MASTATERININ
L the undersigned Notar	v Public in and for	said County in said State, hereby	y certify that Jacob	Hall, whose

name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, Managing Member of Stockton Given under my hand and official seal this day of May, 2025.

When the same for and as the act of the same for a same 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, he, as such officer or member and with full authority, executed the same for and as the act of said limited liability company.

[Acknowledgements Continued on Next Page]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Chief Financial Officer of SB Holding Corp., an Alabama corporation, Managing Member of NSH 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, he, as such officer or member and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this

day of May, 2025.

Notary Public

My Commission Expires: 03/23/27

STATE OF ALABAMA COUNTY OF JEFFERSON

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 14th day of May, 2025.

KINLEY VINES My Commission Expires September 28, 2027

My Commission Expires: 9/28/2027

EXHIBIT "A"

Lots 2026 & 2029, according to the Survey of Blackridge South, Phase 10, as recorded in Map Book 60, Page 62A, 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
05/14/2025 08:41:54 AM
\$56.00 KELSEY
20250514000146430

alli 5. Buyl