

**MODIFICATION OF MORTGAGE AND  
ASSIGNMENT OF RENTS AND LEASES**

THIS MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES is effective as of the 30 day of July, 2025, by and between **3 Bees, LLC**, an Alabama limited liability company (the "Mortgagor") and **ServisFirst Bank**, an Alabama state bank (the "Lender").

**BACKGROUND**

Mortgagor executed a Mortgage to Lender dated April 7, 2015, and filed April 10, 2015, in Instrument No. 20150410000115820 in the Probate Court of Shelby County, Alabama (the "Mortgage"), together with an Assignment of Rents and Leases dated April 7, 2015, and filed April 10, 2015, in Instrument Number 20150410000115830 in the Probate Court of Shelby County, Alabama (the "Assignment of Rents and Leases"), covering the property described in the attached Exhibit "A". The Mortgage and Assignment of Rents and Leases secured a loan from Lender to Mortgagor.

Mortgagor and Lender have agreed that the modified Mortgage and Assignment of Rents and Leases shall be decreased from Four Hundred Thousand Six Hundred Twenty-Eight and 10/100 Dollars (\$454,628.10) to Three Hundred Sixty Thousand and No/100 Dollars (\$360,000.00).

**MODIFICATION**

For value received, Mortgagor and Lender agree to modify the Mortgage and Assignment of Rents and Leases by decreasing the amount of the modified Mortgage and Assignment of Rents and Leases from Four Hundred Thousand Six Hundred Twenty-Eight and 10/100 Dollars (\$454,628.10) to Three Hundred Sixty Thousand and No/100 Dollars (\$360,000.00).

**WARRANTY OF TITLE**

Mortgagor warrants that Mortgagor continues to be lawfully seized of the estate conveyed by the Mortgage and have the right to grant, bargain, convey, sell and mortgage with the power of sale the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

**CONTINUANCE OF TERMS**

Except as specifically amended in this Modification, all of the terms of the Mortgage and Assignment of Rents and Leases shall remain in force and effect.

**MORTGAGOR:**

**3 Bees, LLC, an Alabama limited liability company**



**By: Tina Calma  
Its Member/Manager**

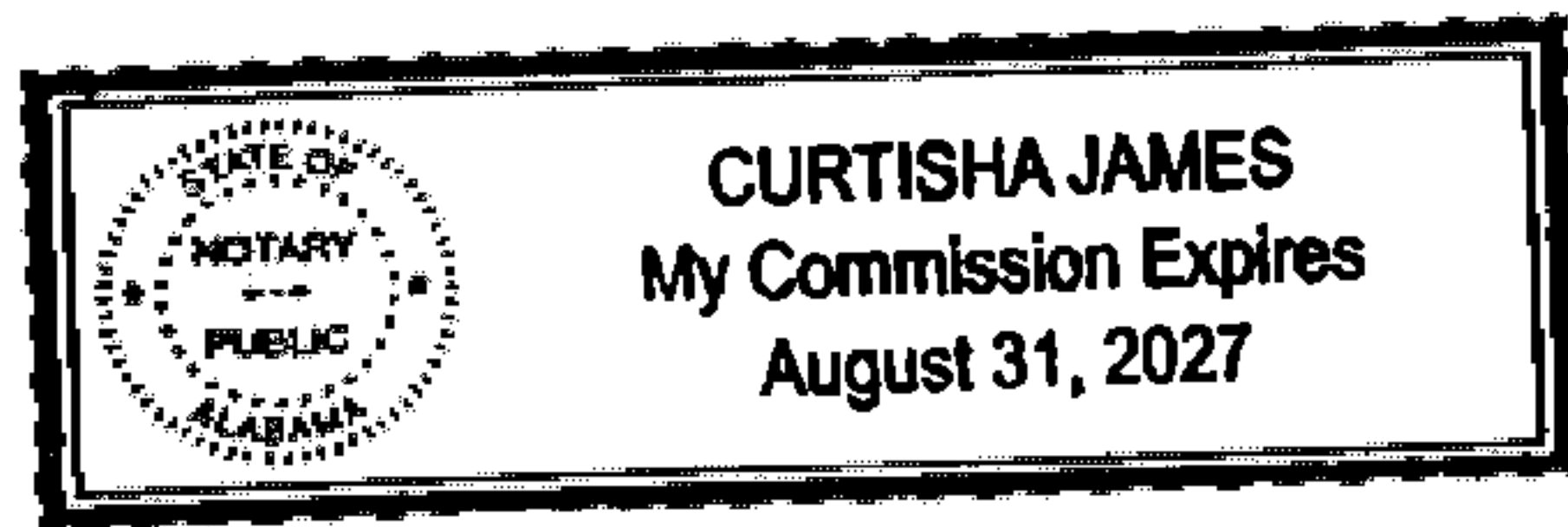


**By: Phillip Matthew Calma  
Its Member/Manager**

STATE OF ALABAMA        )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tina Calma and Phillip Matthew Calma, whose names as Member/Managers of 3 Bees, LLC, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, they, in their capacity as such Member/Managers and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day same bears date.

Given under my hand and official seal, this the 29 day of July, 2025.



NOTARY PUBLIC  
My Commission Expires:

LENDER:

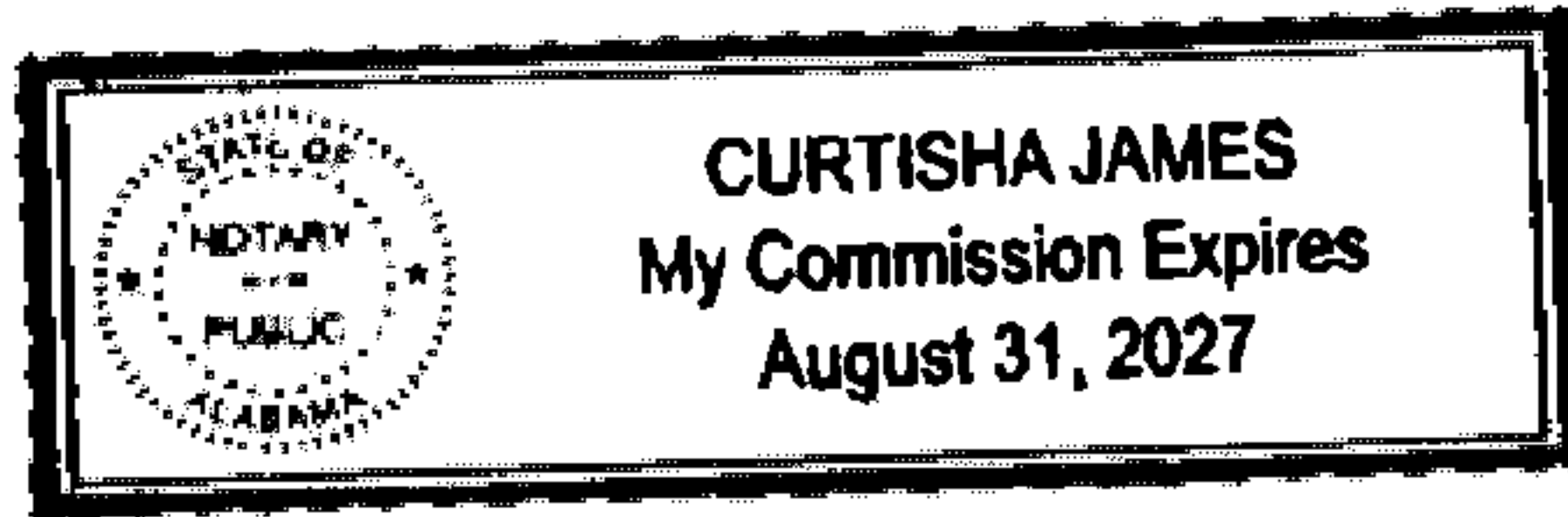
ServisFirst Bank, an Alabama State Bank

By: *Cameron Bishop* [SEAL]  
Cameron G. Bishop, its Vice President

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Cameron G. Bishop, whose name as Vice President of ServisFirst Bank, 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 Vice President and with full authority, executed the same as the act of said bank.

Given under my hand and official seal this 29 day of July, 2025.



*Curtisha James*  
NOTARY PUBLIC -  
My Commission Expires: 8/31/27

This Instrument Prepared By:  
Jeff W. Parmer  
LAW OFFICES OF JEFF W. PARMER, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209  
(205) 871-1440

**Exhibit "A"**  
**Property Description**

Lot 17-A, according to A Resurvey of Lots 16 and 17 of Airpark Industrial Complex as recorded in Map Book 52, Page 11 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**  
**07/30/2025 12:46:48 PM**  
**\$32.00 BRITTANI**  
**20250730000231570**

*Allie S. Bayl*