

MORTGAGE MODIFICATION AGREEMENT

(Increase maximum credit limit from \$150,000.00 to \$688,000 00)

THIS MORTGAGE MODIFICATION AGREEMENT is made and entered into on **September 5, 2025**, by and between **BAR INVESTMENTS, LLC** (hereinafter referred to as the "Mortgagor") and **CENTRAL STATE BANK**, (hereinafter called the "Mortgagee").


Mortgagor entered an original Mortgage on **February 13, 2025, recorded as Instrument# 20250228000058640** in the Office of the Judge of Probate of Shelby County, Alabama. Both Mortgagor and Mortgagee desire to amend the terms of the original mortgage and note executed simultaneously therewith.


These things considered, Mortgagee hereby allows Mortgagors to increase the original modified mortgage from **One Hundred Fifty Thousand Dollars and xx/100 (\$150,000.00) to Six Hundred Eighty-Eight Thousand and xx/100 (\$688,000.00)**. The new note shall be secured by the original above-described mortgage as amended herein and amortized under the terms and conditions of the new note executed simultaneously with this agreement.

IN WITNESS WHEREOF, Mortgagor and Mortgagee have hereunto set their hands and seals on this the **5th** day of **September 2025**.

(MORTGAGOR)


BAR INVESTMENTS LLC

 Date 9-5-25
CHRIS WEAS, *Member*

 Date 9-5-25
MELISSA KNIGHT, *Member*

(MORTGAGEE)

CENTRAL STATE BANK

 Date 9-5-25
DAVID G. COMER, *Chief Lending Officer*
NMLS #709949

ACKNOWLEDGMENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Chris Weas as Member of BAR Investments LLC**, is signed to the foregoing Mortgage Modification Agreement and who is known to me, acknowledged before me on this day, that, **he** with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September 2025.



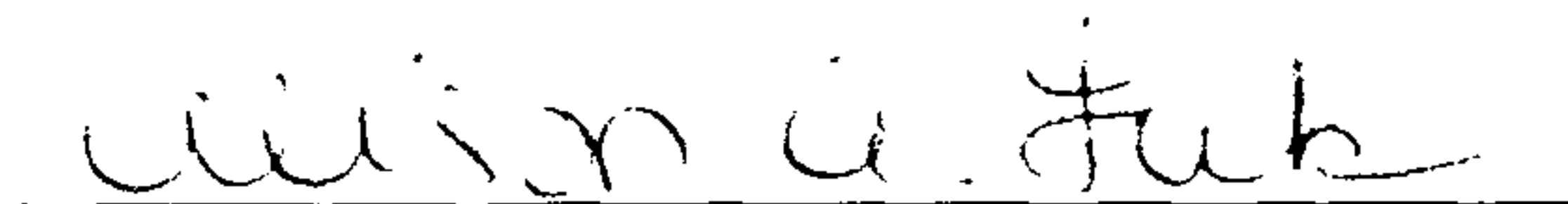
Notary Public

My Commission Expires: 08/08/2029

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Melissa Knight as Member of BAR Investments LLC**, is signed to the foregoing Mortgage Modification Agreement and who is known to me, acknowledged before me on this day, that, **he** as such officer with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September 2025.



Notary Public

My Commission Expires: 08/08/2029

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **David G. Comer as Chief Lending Officer of Central State Bank**, is signed to the foregoing Mortgage Modification Agreement and who is known to me, acknowledged before me on this day, that, **he** as such officer with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September 2025



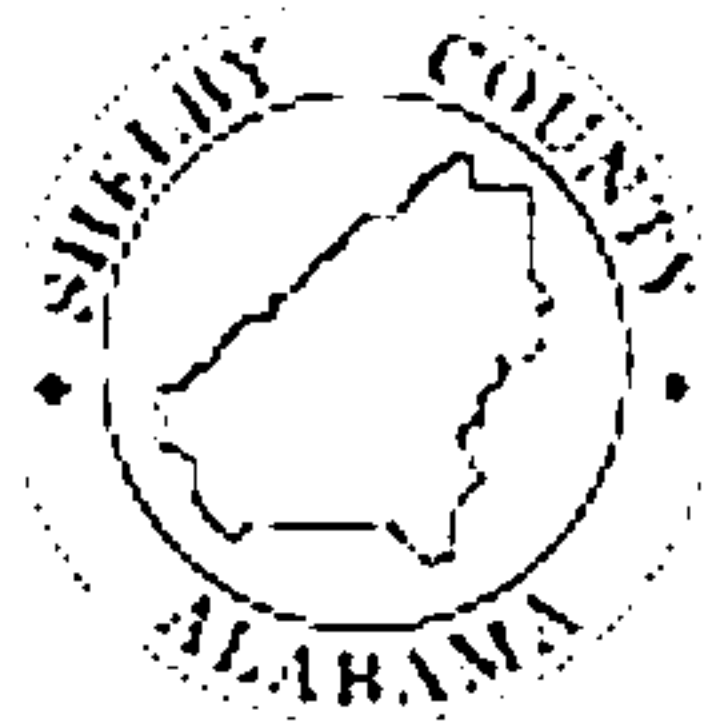
Notary Public

My Commission Expires: 08/08/2029

Exhibit "A"

PARCEL 1:

Part of the East Half of Section 15, Township 20 South, Range 3 West, Shelby County, said part being more particularly described as follows: From the intersection of the South line of the L & N Railroad right of way and the centerline of Prairie Branch, run East along said South line of the railroad right of way for 730.5 feet to the point of beginning; thence continue East along said South line of the railroad right of way for 280 feet; thence right 98 degrees 42 minutes and South for 404 feet; thence right 99 degrees 27 minutes and West for 250 feet; thence right 75 degrees 11 minutes and Northerly for 355.64 feet to the point of beginning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 02:54:48 PM
\$835.00 KELSEY
20251001000301490

Allie S. Bayl