

Space Above This Line For Recording Data

This instrument was prepared by MARION COMMUNITY BANK, 601 WASHINGTON STREET, MARION, AL 36756

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is September 19, 2025. The parties and their addresses are:

MORTGAGOR:

KATIE & CO. INVESTMENTS
An Alabama Limited Liability Company
122 Spring Water Trace
Bessemer, AL 35022

ROPER AND WILSON HOLDINGS LLC
An Alabama Limited Liability Company
111 6th Street N
CLANTON, AL 35045

LENDER:

MARION COMMUNITY BANK
Organized and existing under the laws of Alabama
312 1ST STREET NORTH
CLANTON, AL 35045

Inst # : 20250310000071170

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated and recorded on (Security Instrument). The Security Instrument was recorded in the records of Jefferson County, Alabama at and covered the following described Property:

See Exhibit A

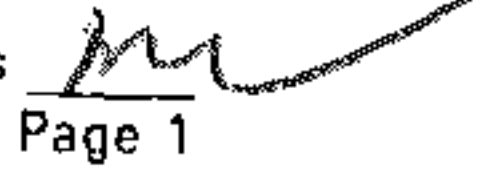
The property is located in Jefferson County at 4841 Southlake Parkway, Birmingham, Alabama 35244.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

Katie & Co. Investments
Alabama Real Estate Modification
AL/4XBGUTHAS0000000003639047N

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Initials 
Page 1



A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

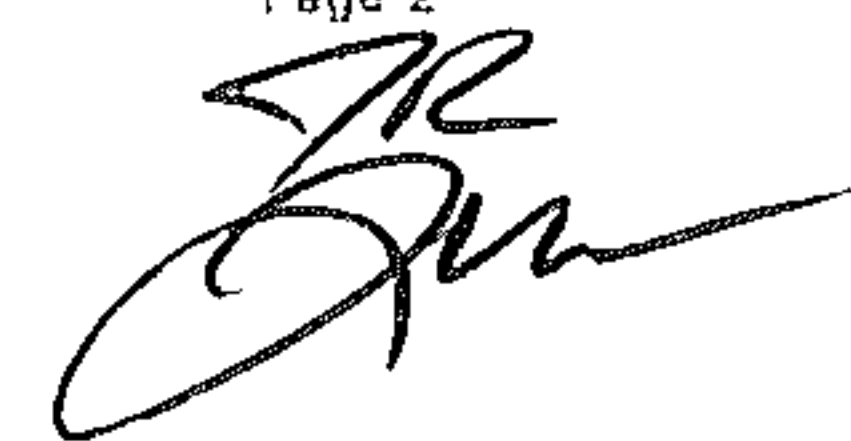
(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated March 7, 2025, from Mortgagor to Lender, with a modified loan amount of \$977,000.00 and maturing on March 19, 2026.

(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor continues to be lawfully seized of the estate conveyed by the Security Instrument and has 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.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.



SIGNATURES. By signing under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

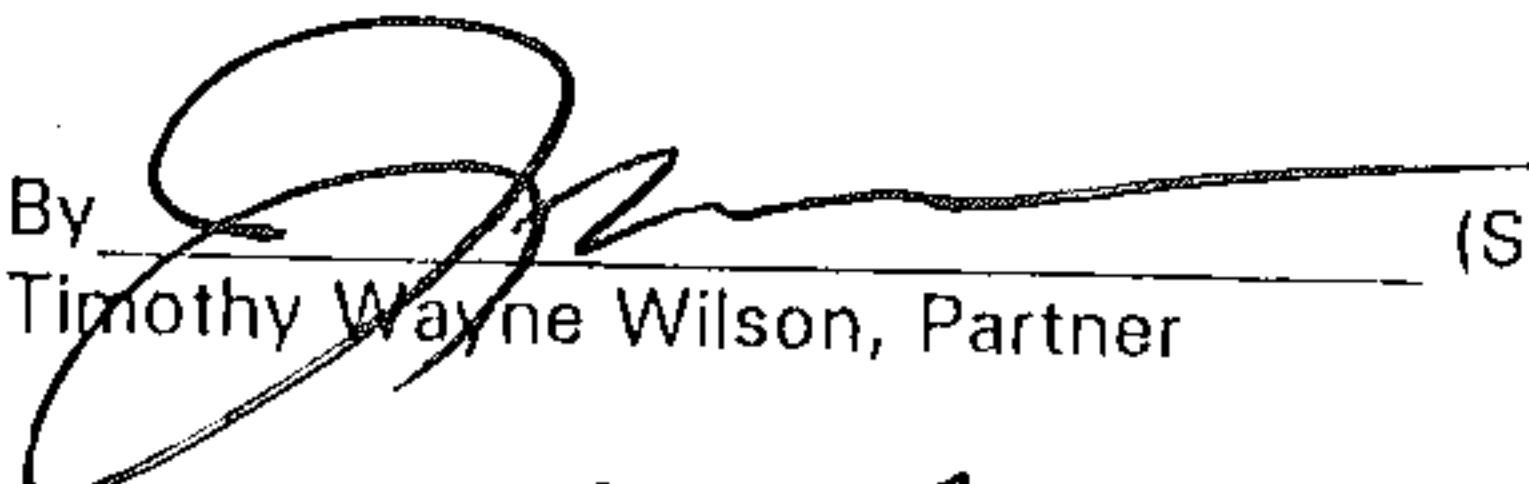
MORTGAGOR:

Katie & Co. Investments

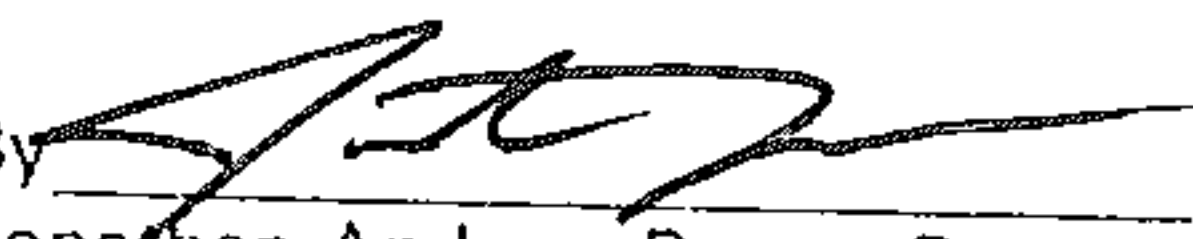
By  (Seal)
Katie Wallace, Single Member

Date 9-19-25

Roper And Wilson Holdings LLC

By  (Seal)
Timothy Wayne Wilson, Partner

Date 9-19-25

By  (Seal)
Jonathan Andrew Roper, Partner

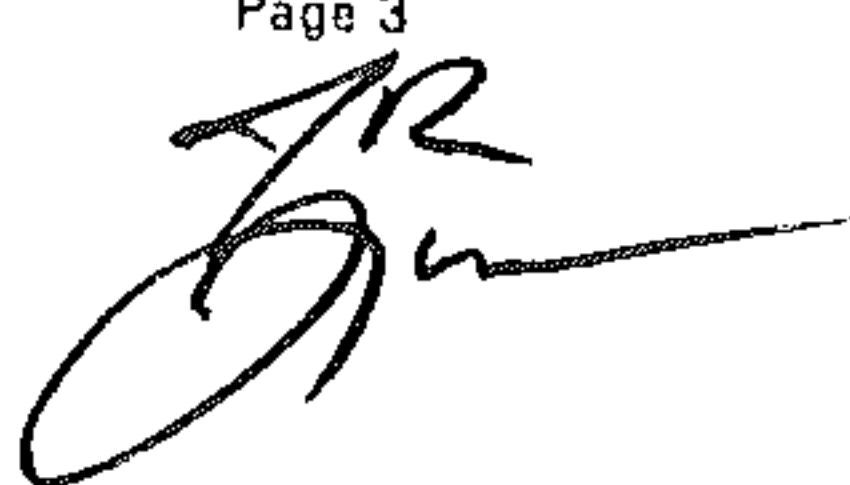
Date 9-19-25

LENDER:

MARION COMMUNITY BANK

By  (Seal)
Turner Watley, Community Banker

Date 09-19-2025



ACKNOWLEDGMENT.

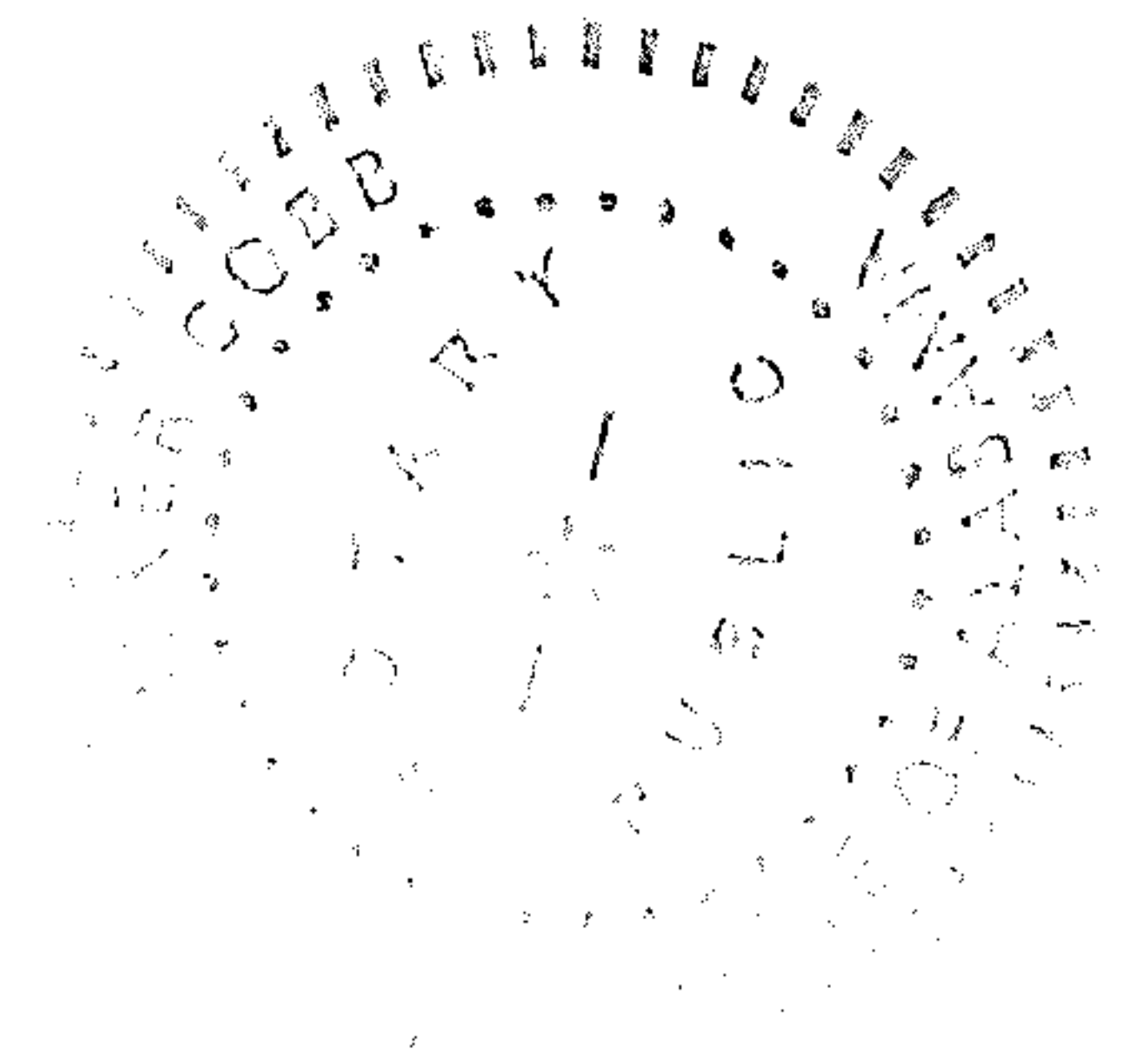
County OF Chilton, State OF Alabama ss.

I, Walker Cobb, a notary public, in and for said County in said State, hereby certify that Katie Wallace, whose name(s) as Single Member of the Katie & Co. Investments, a Limited Liability Company, is/are 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/she/they, in his/her/their capacity as such Single Member, executed the same voluntarily on the day the same bears date. Given under my hand this the 17th day of

September, 2025.

My commission expires: 7/1/29

Walker Cobb
(Notary Public)

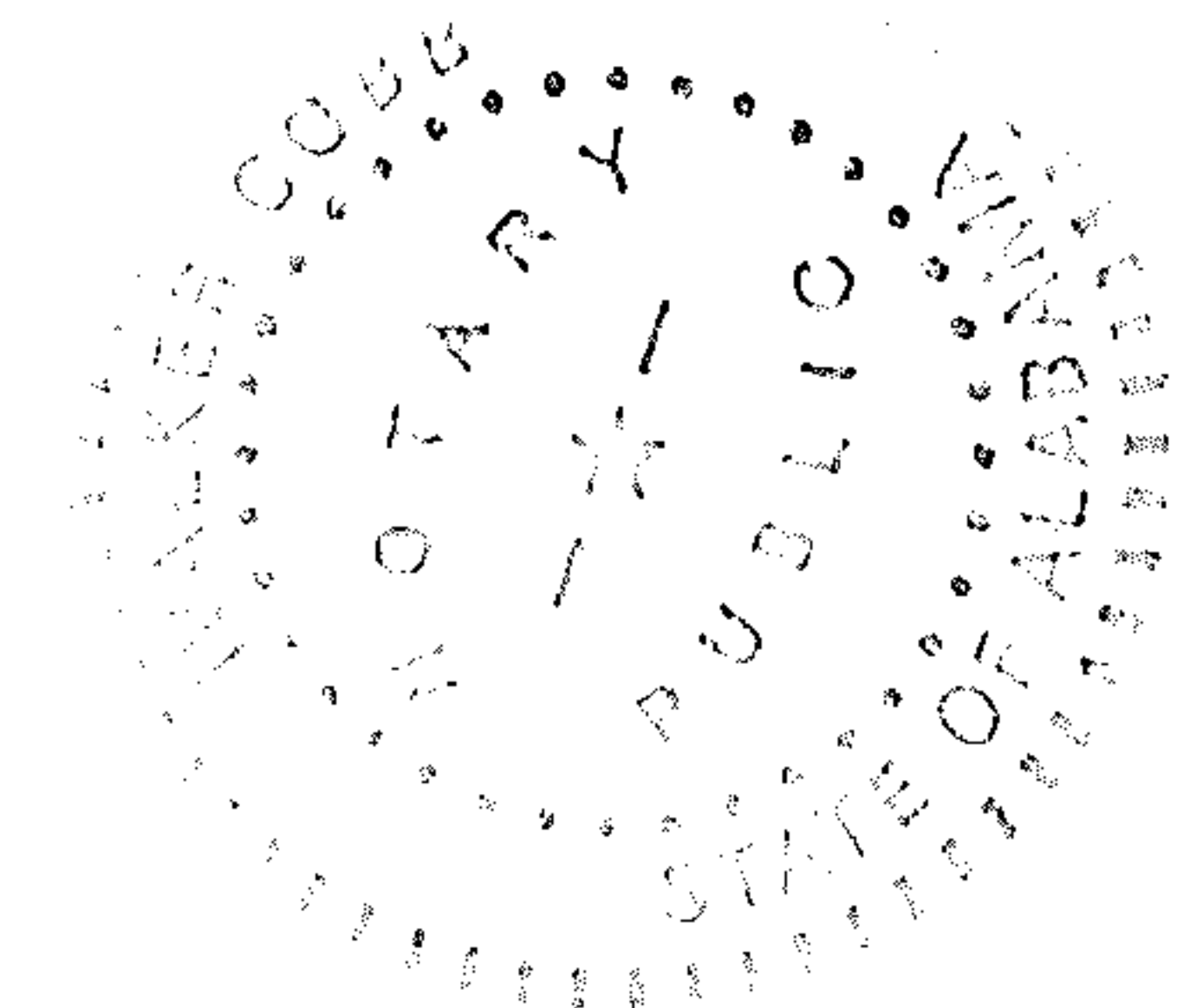


County OF Chilton, State OF Alabama ss.

I, Walker Cobb, a notary public, in and for said County in said State, hereby certify that Timothy Wayne Wilson and Jonathan Andrew Roper, whose name(s) as Partner and Partner of the Roper And Wilson Holdings LLC, a Limited Liability Company, is/are 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/she/they, in his/her/their capacity as such Partner and Partner, executed the same voluntarily on the day the same bears date. Given under my hand this the 19th day of September, 2025.

My commission expires: 7/1/29

Walker Cobb
(Notary Public)



JR
Gu

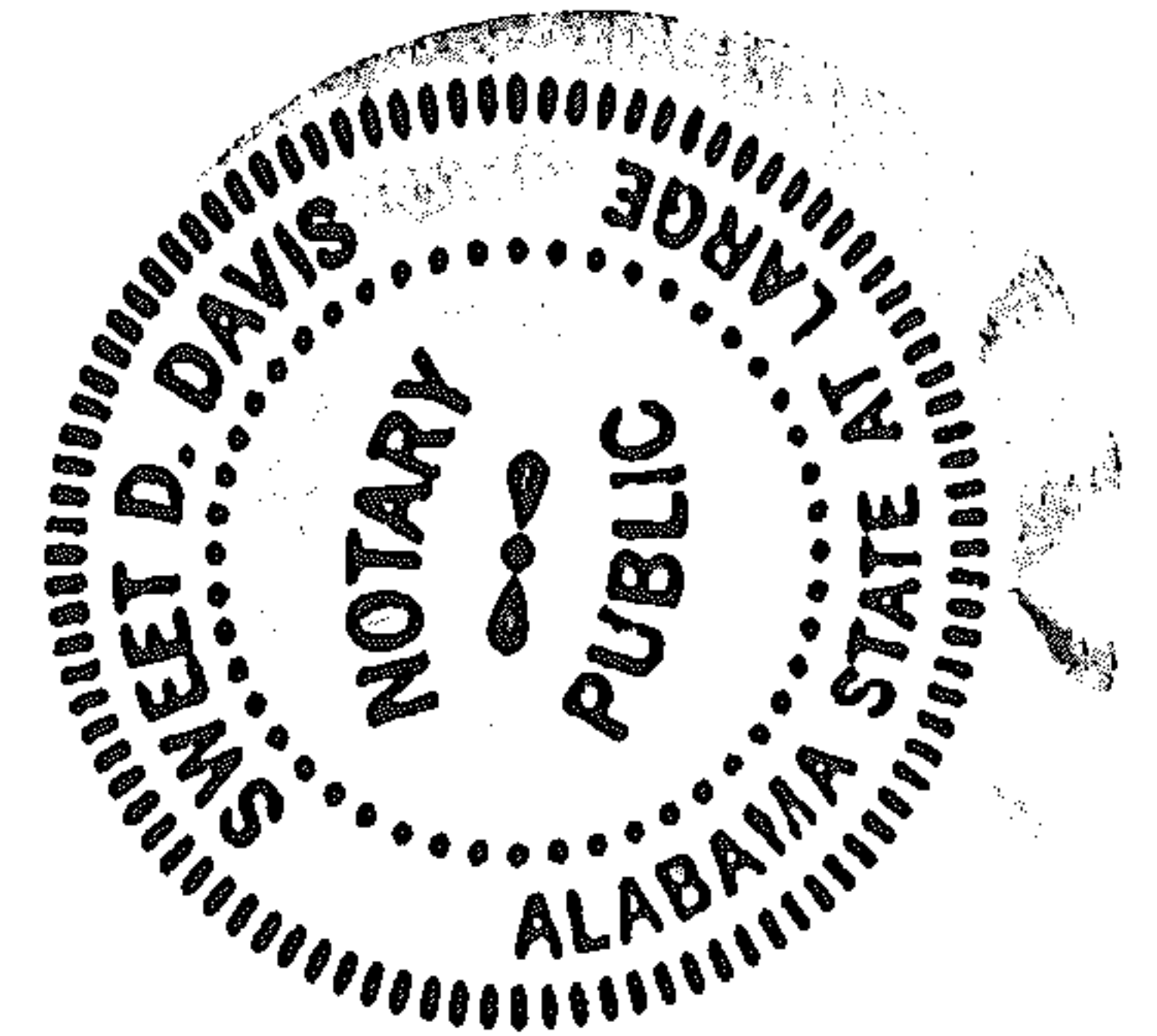
(Lender Acknowledgment)

County Chilton OF Alabama State Alabama ss.

I, Sweet Davis, a notary public, in and for said County in said State, hereby certify that Turner Watley, whose name(s) as Community Banker of MARION COMMUNITY BANK, a corporation, is/are 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/she/they, as such officer(s) and with full authority, executed the same voluntary for and as the act of said corporation. Given under my hand this the 19th day of September, 2025.

My commission expires: 4/23/29

Sweet D Davis
(Notary Public)



JB
Gm

EXHIBIT "A"
Property Description

Closing Date: March 7, 2025

Buyer(s): Katie&Co Investments LLC and Roper and Wilson Holdings, LLC

Property Address: 4841 Southlake Parkway, Hoover, AL 35244

PROPERTY DESCRIPTION:

Lot 13, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrment # 1997-19660



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2025 01:45:36 PM
\$122.50 JOANN
20251003000306480

Allen S. Bayl