

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

THIS **MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES** is effective as of the 27th day of June, 2025, by and between **Freedom Fund, 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 February 27, 2024, and filed February 28, 2024, in Instrument No. 2024017140 in the Probate Court of Jefferson County, Alabama; filed in Instrument #20240228000051820 in the Probate Office of Shelby County, Alabama; and filed in DML 2777, Page 175 in the Probate Office of Walker County, Alabama (the "Mortgage"), together with an Assignment of Rents and Leases dated February 27, 2024, and filed February 28, 2024, in Instrument Number 2024017141 in the Probate Court of Jefferson County, Alabama; filed in Instrument #20240228000051830 in the Probate Office of Shelby County, Alabama; and filed in DML 2745, Page 433 in the Probate Office of Walker 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 One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00) to One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00).

Mortgagor and Lender have also agreed that the Mortgage and Assignment of Rents and Leases shall be modified to include the properties located at Morris Avenue Condominiums, Suite 219, Birmingham, AL 35203, and 504 59th Place South Birmingham, AL 35212 as Mortgaged Property.

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 One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00) to One Million Fifty Thousand and No/100 Dollars (\$1,050,000.00).

The Mortgage and Assignment of Rents and Leases is further modified to include as collateral the following additional properties:

Morris Avenue Condominium, Birmingham, AL 35203:

Unit 58, in Mercantile on Morris Condominium Phase II, a condominium, as established by that certain Declaration of Condominium of Mercantile on Morris, a condominium, as it may be amended, recorded in Inst. # 2021031756, amended by First Amendment to Declaration of Condominium of Mercantile on Morris Condominium recorded in Inst. # 2021129671 and Second Amendment to Declaration of Condominium of Mercantile on Morris Condominium recorded in Inst. # 2023094560 in the Probate Office of Jefferson County, Alabama, (to which said Declaration of Condominium Plans are attached as Exhibit "D" thereto), said plan filed for record in Map Book 262, Page 78, and By-Laws of Mercantile on Morris Condominium Phase II are attached as Exhibit "C", together with undivided interest in the Common Elements, with special rights to use certain Common Elements which are designated as Limited Common Elements.

and

504 59th Place South, Birmingham, AL 35212:

Lot 3, according to Spencer's Resurvey of S. C. Gibson's Survey, as recorded in Map Book 38, Page 68, in the Office of the Judge of Probate of Jefferson County, Alabama.

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:

**Freedom Fund, LLC,
an Alabama limited liability company**

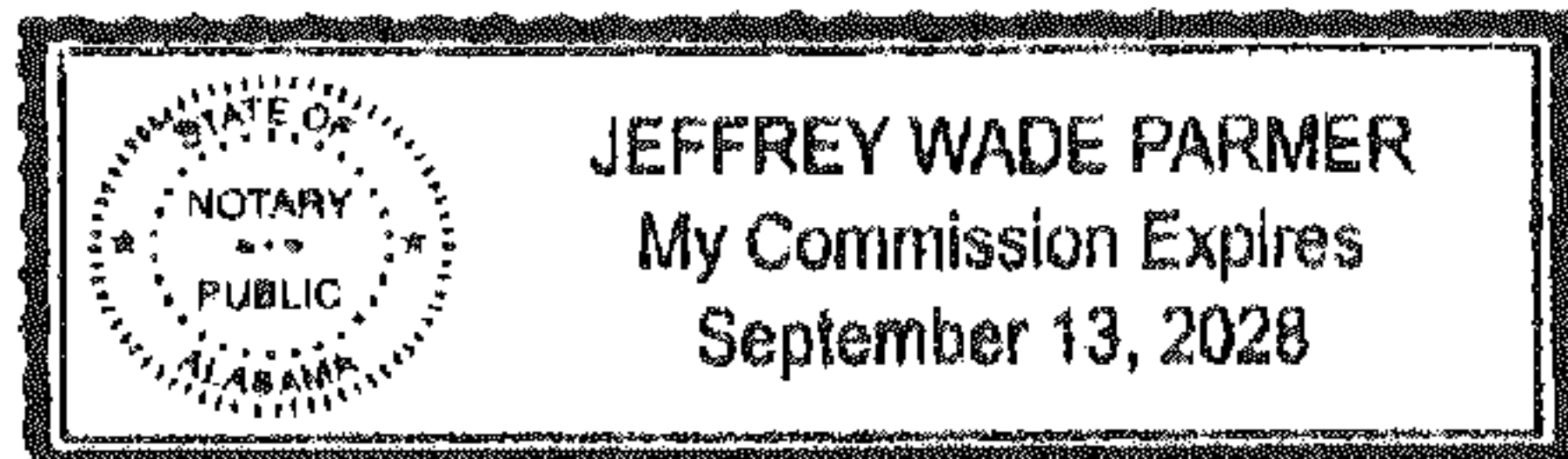
By: 
Ryan D'Alessio, Its Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

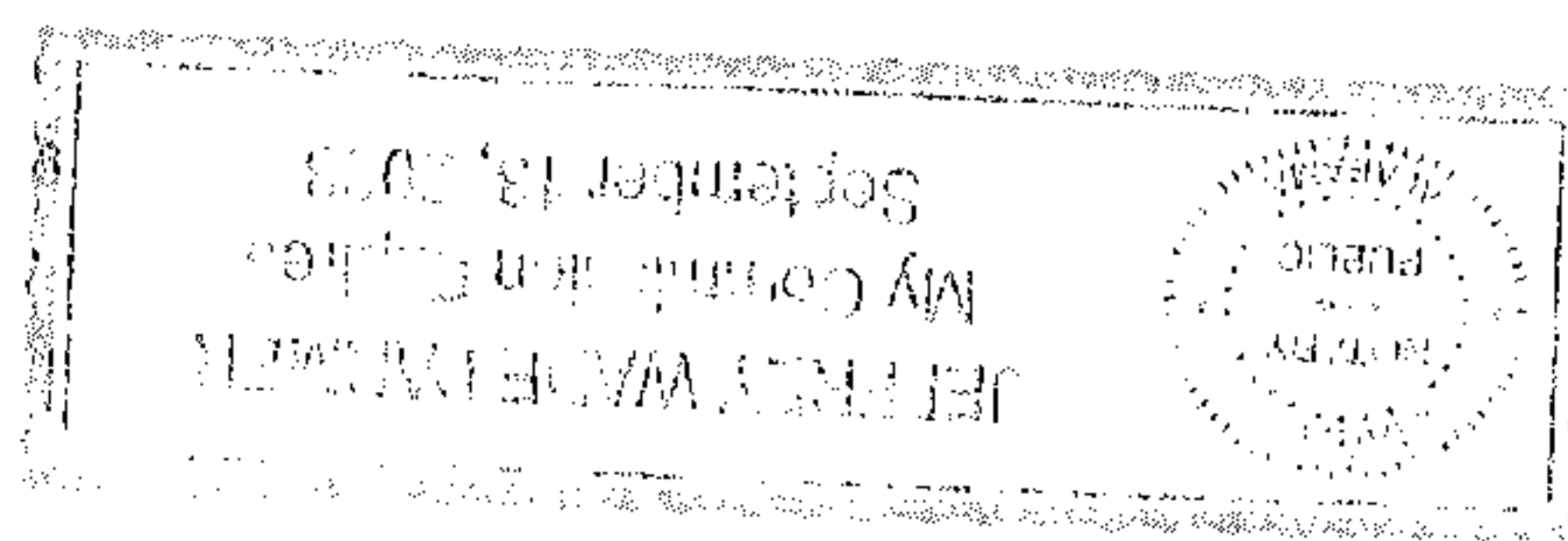
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ryan D'Alessio**, whose name as Sole Member of Freedom Fund, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that he, in his capacity as such Sole Member 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 27th day of June, 2025.


NOTARY PUBLIC –
My Commission Expires: **9-13-2028**



[NOTARIAL SEAL]



LENDER:

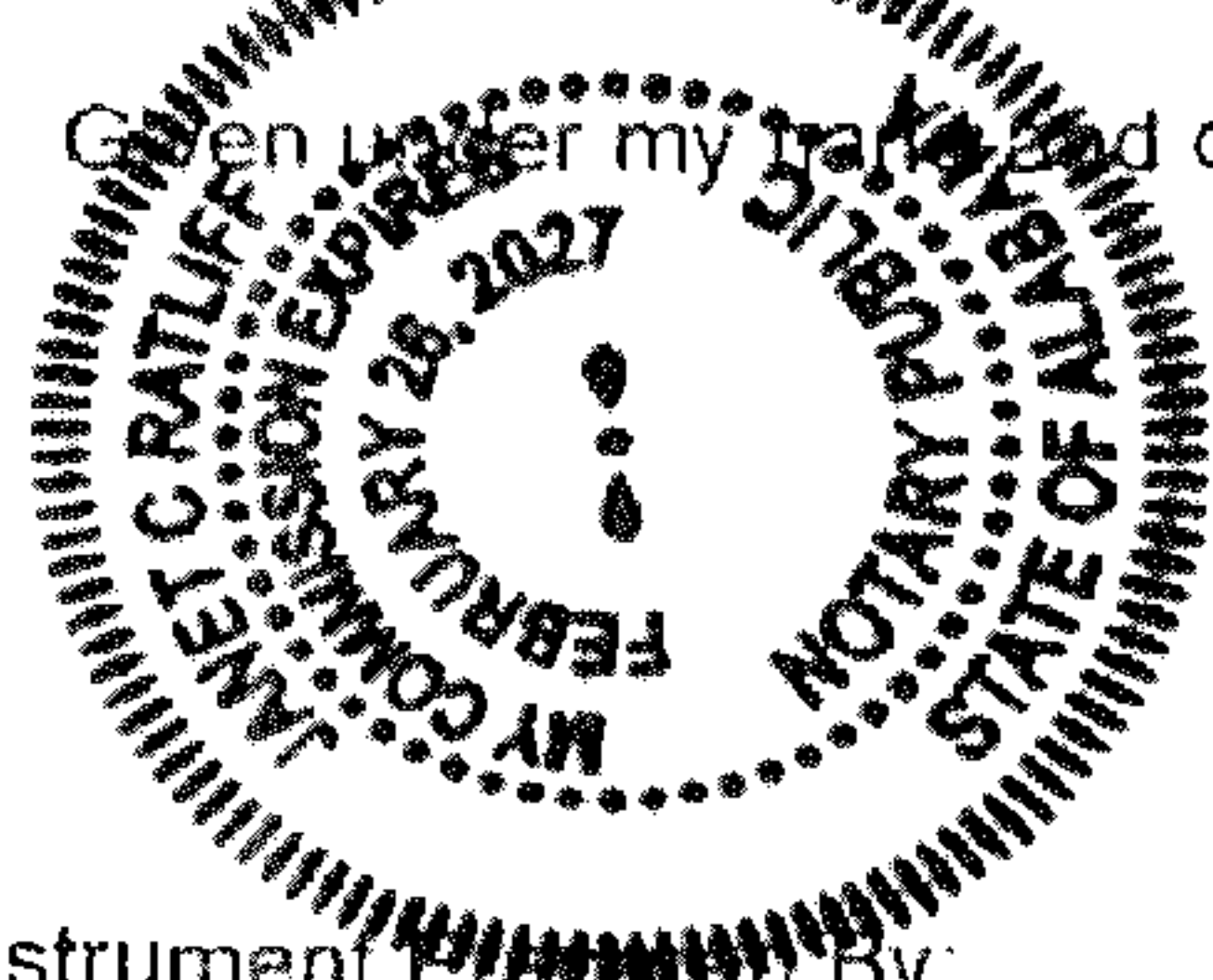
ServisFirst Bank, an Alabama State Bank

By: [Signature] [SEAL]
David Wright, 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 David Wright, 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 26 day of June, 2025.



[Signature]
NOTARY PUBLIC -
My Commission Expires: 2/26/27

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
LEGAL DESCRIPTION**

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Property 1

421 McKnight Street, Hueytown, Al 35023:

Lot 99, according to the survey of Hueytown Manor, Second Addition, as recorded in Map Book 20, Page 5, in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

Property 2

1810 Morning Sun Circle, Birmingham, Al 35242

Unit 1810, in Horizon, & Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. as attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Situated in Shelby County, Alabama.

Property 3

113 Westbrook Road, Bessemer, Al 35023:

Lot 11, Block 4, according to the Survey of Woodmont, Section C, as recorded in Map Book 5, Page 14, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division.

Property 4

551 Armory Avenue, Cordova, Al 35550:

Lots 11 and 12 in Block 18, the Town of Cordova, Alabama, according to the Hoover Collier, Engineer, Survey in 1911 AD.

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Property 5

1556 Mountain Drive, Birmingham, Al 35217:

The Eastern One Half (1/2) of Lot 16, Tarrant Land Company's Second (2nd) K. P. Addition as recorded in Map Book 18, Page 27, in the Office of the Judge of Probate of Jefferson County, Alabama.

Property 6

377 Lucerne Boulevard, Homewood, Al 35209:

Lot 5, according to the Survey of Graves Subdivision, as recorded in Map Book 40, page 91, in the Probate Office of Jefferson County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 08:04:34 AM
\$36.00 BRITTANI
20260114000012170**

Allie S. Bayl