



20260130000028410 1/3 \$323.80
Shelby Cnty Judge of Probate, AL
01/30/2026 10:29:53 AM FILED/CERT

RECORDATION REQUESTED BY:

Trustmark Bank
Commercial Banking - Inverness/Homewood
1808 29th Avenue South
Homewood, AL 35209

WHEN RECORDED MAIL TO:

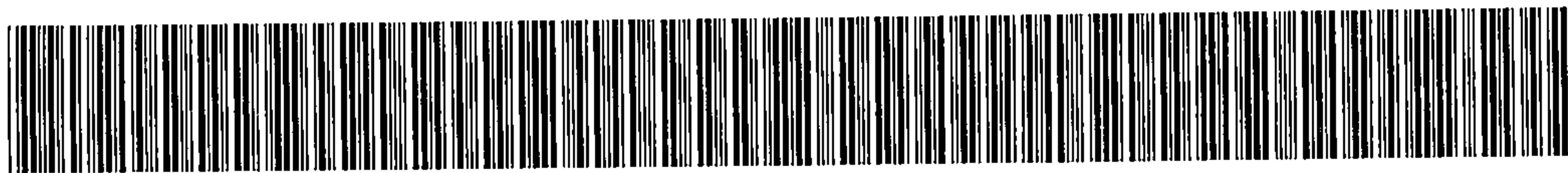
Trustmark Bank
Attn: Loan Operations
P. O. Box 1182
Jackson, MS 39215-1182

SEND TAX NOTICES TO:

Alabama Kitchen & Bath Inc.
130 SPECTRUM CV
ALABASTER, AL 35007

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE



L-9040-A050844355000-F0012886754723421-P01

Notice: The original principal amount available under the Note (as defined below), which was \$598,600.00 (on which any required taxes already have been paid), now is increased by an additional \$197,140.08.

LENDER DESIGNATION. Trustmark Bank, successor in interest to Trustmark National Bank, by virtue of those certain Articles of Conversion and Articles of Incorporation filed and recorded in the Mississippi Secretary of State's office.

THIS MODIFICATION OF MORTGAGE dated December 2, 2025, is made and executed between Alabama Kitchen & Bath, Inc., a Corporation (referred to below as "Grantor") and Trustmark Bank, whose address is 1808 29th Avenue South, Homewood, AL 35209 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 8, 2017 (the "Mortgage") which has been recorded in Shelby County, State of Alabama, as follows:

Recorded June 12, 2017 in the Office of the Judge of Probate in Shelby County, Alabama in ID # 20170612000206960.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Shelby County, State of Alabama:

MAXIMUM LIEN. The lien of this Mortgage shall not exceed at any one time \$795,740.08, plus interest, fees, expenses, charges, and costs incurred by Lender to enforce this Mortgage and related loan documents and protect Lender's security interest in the collateral.

Lot 2C, according to the Resurvey of Phoenix Commercial Park, as recorded in Map Book 48, Page 58, in the Probate Office of Shelby County, Alabama.

Formerly described as:

Lot 2A, according to the Survey of Phoenix Commercial Park, being a resurvey of Lot 19, Airport Industrial Complex as recorded in Map Book 39, Page 37, and Lot 3-B being a resurvey of Lots 3-A and 4-A of Phoenix Commercial Park as recorded in Map Book 47, Page 94, in the Probate Office of Shelby County, Alabama.

The Real Property or its address is commonly known as 126 & 130 Spectrum Cove, Alabaster, AL 35007.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

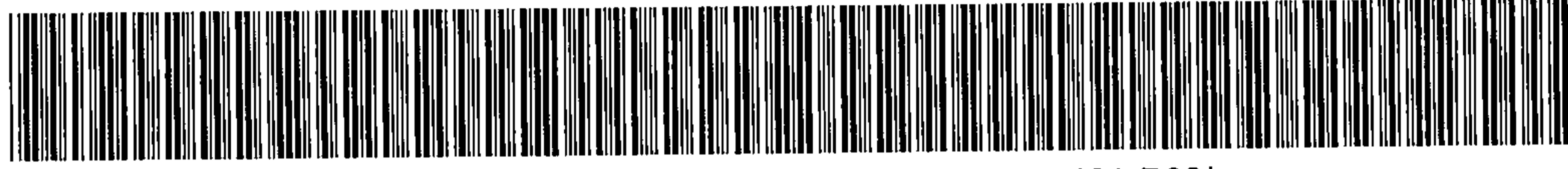
The principal amount of Note and Mortgage shall be increased to \$795,740.08

The outstanding principal balance of the note as of the date of this modification is \$355,544.30.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorers to the Note, including



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**MODIFICATION OF MORTGAGE
 (Continued)**

Loan No: 12886754723421

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accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 2, 2025.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

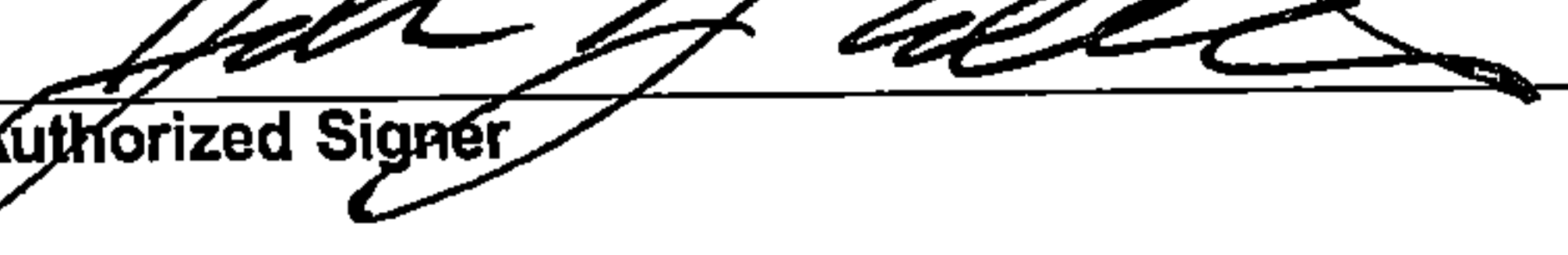
GRANTOR:

ALABAMA KITCHEN & BATH INC.

By:  (Seal)
 SANDRO FERNANDES DA SILVA, President of
 Alabama Kitchen & Bath Inc.

LENDER:

TRUSTMARK BANK

X  (Seal)
 Authorized Signer

This Modification of Mortgage prepared by:

Name: John Collier, Comm Relation Mgr IV & Pres
 Address: 1808 29th Avenue South
 City, State, ZIP: Homewood, AL 35209



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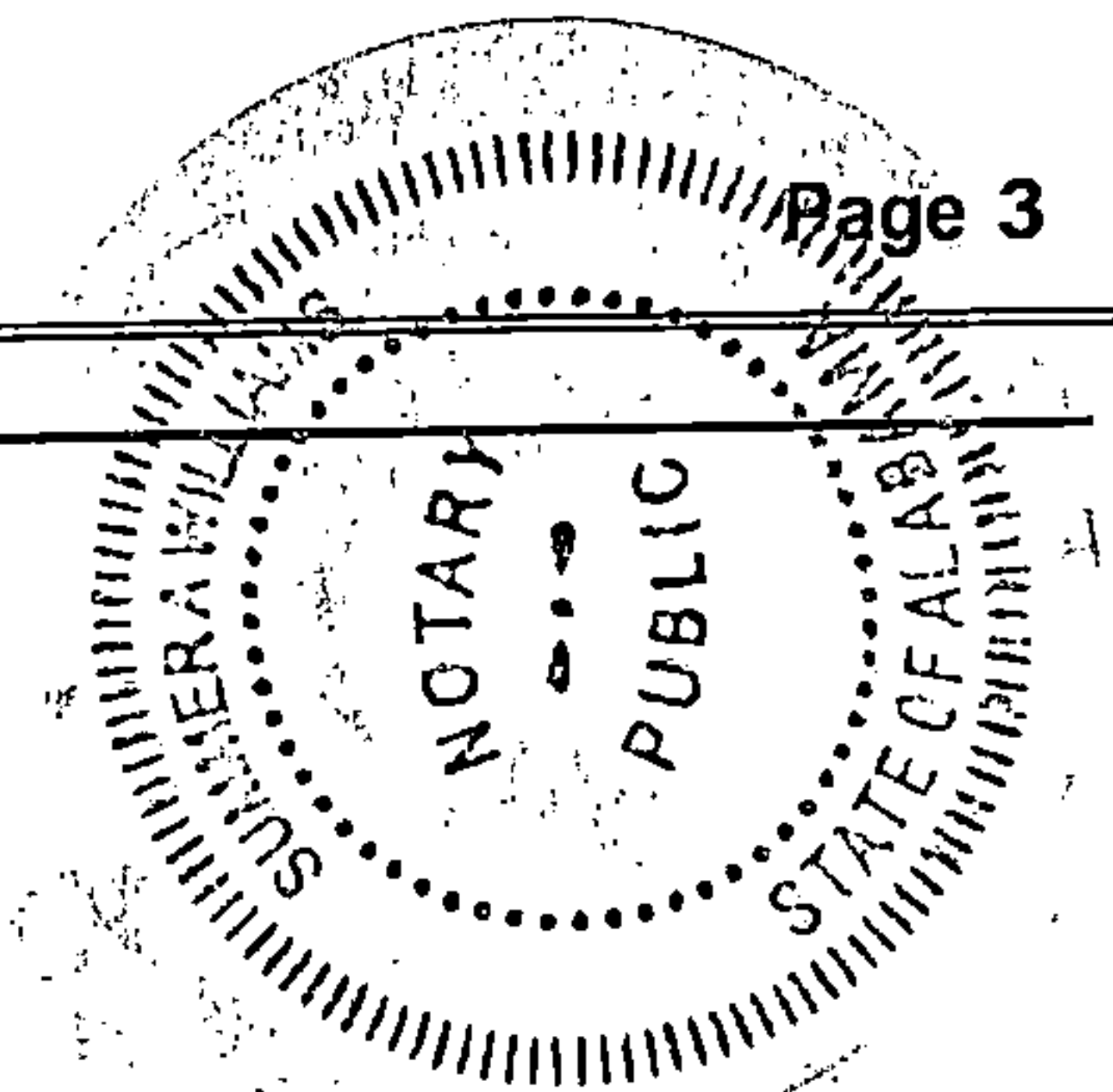
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Loan No: 12886754723421

**MODIFICATION OF MORTGAGE
(Continued)**

CORPORATE ACKNOWLEDGMENT

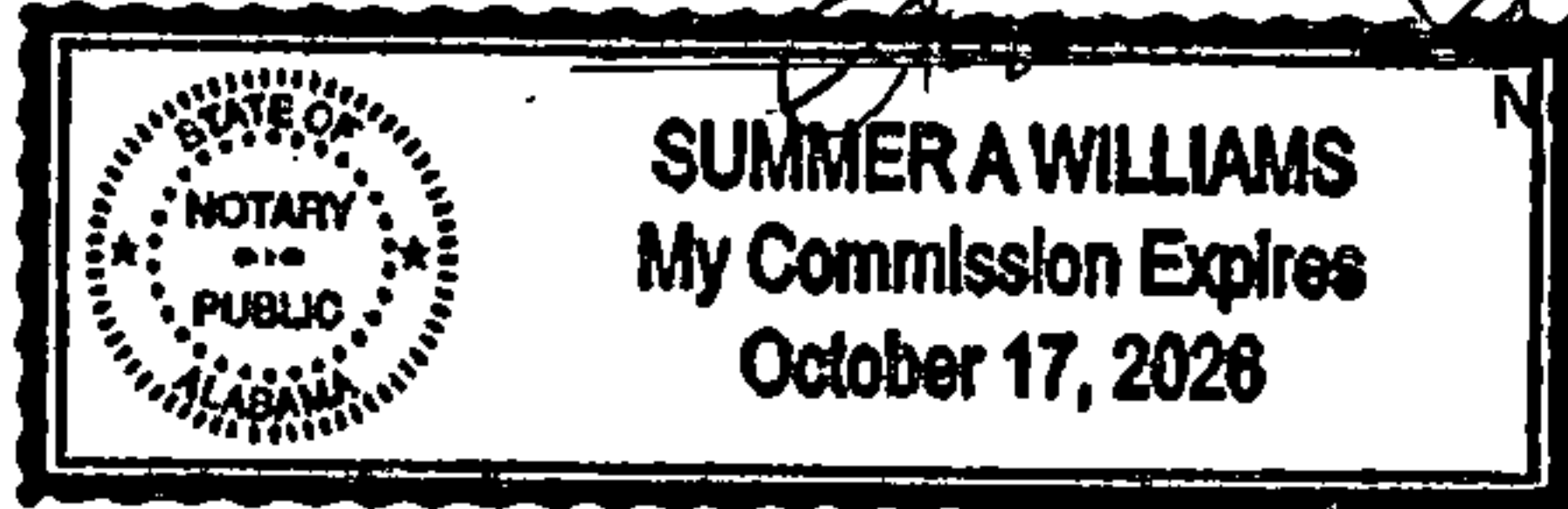
STATE OF Alabama)
) SS
COUNTY OF St Clair)



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **SANDRO FERNANDES DA SILVA, President of Alabama Kitchen & Bath Inc.**, a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, 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 2nd day of December, 2025.

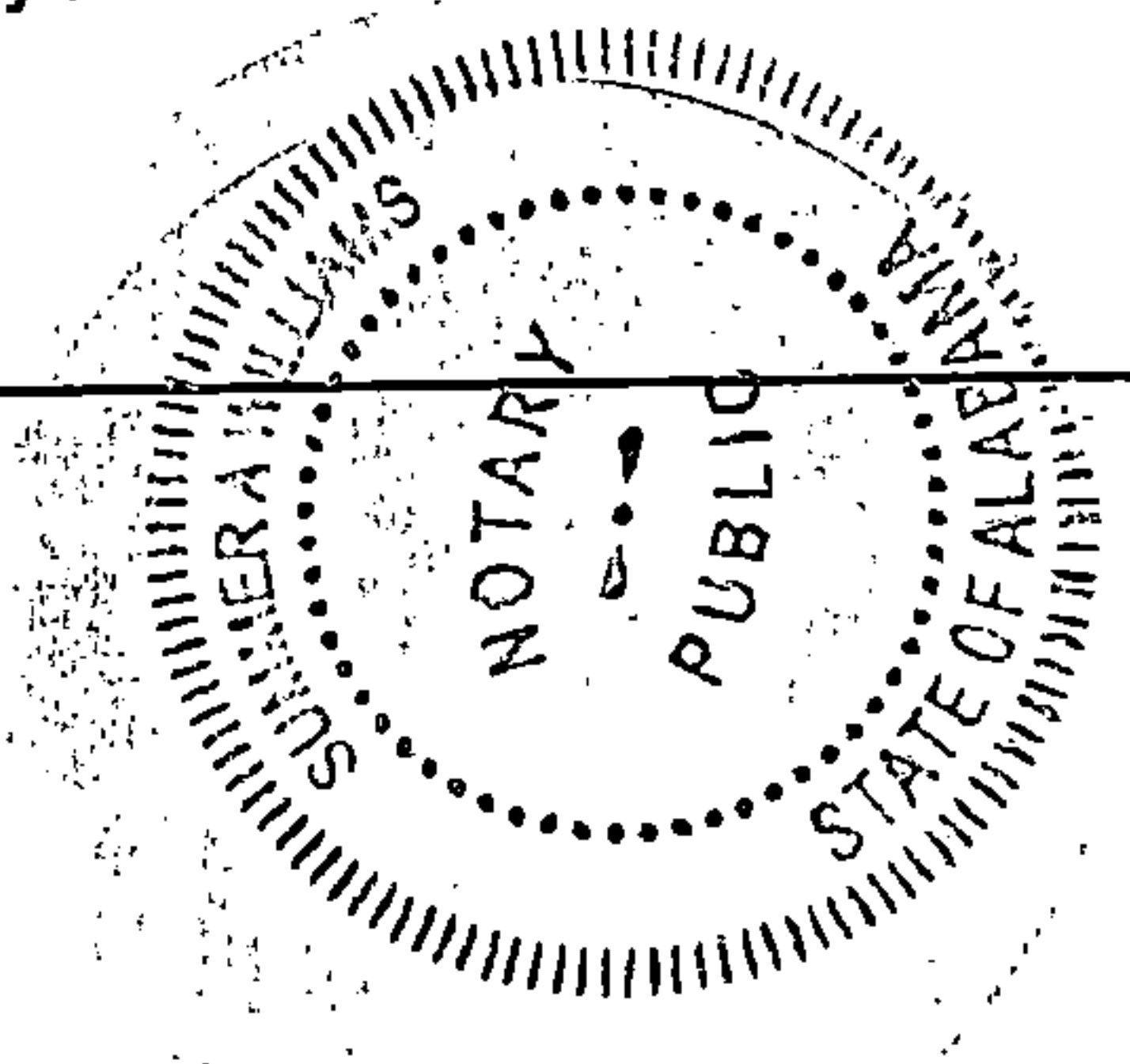
My commission expires October 17, 2026



Notary Public

LENDER ACKNOWLEDGMENT

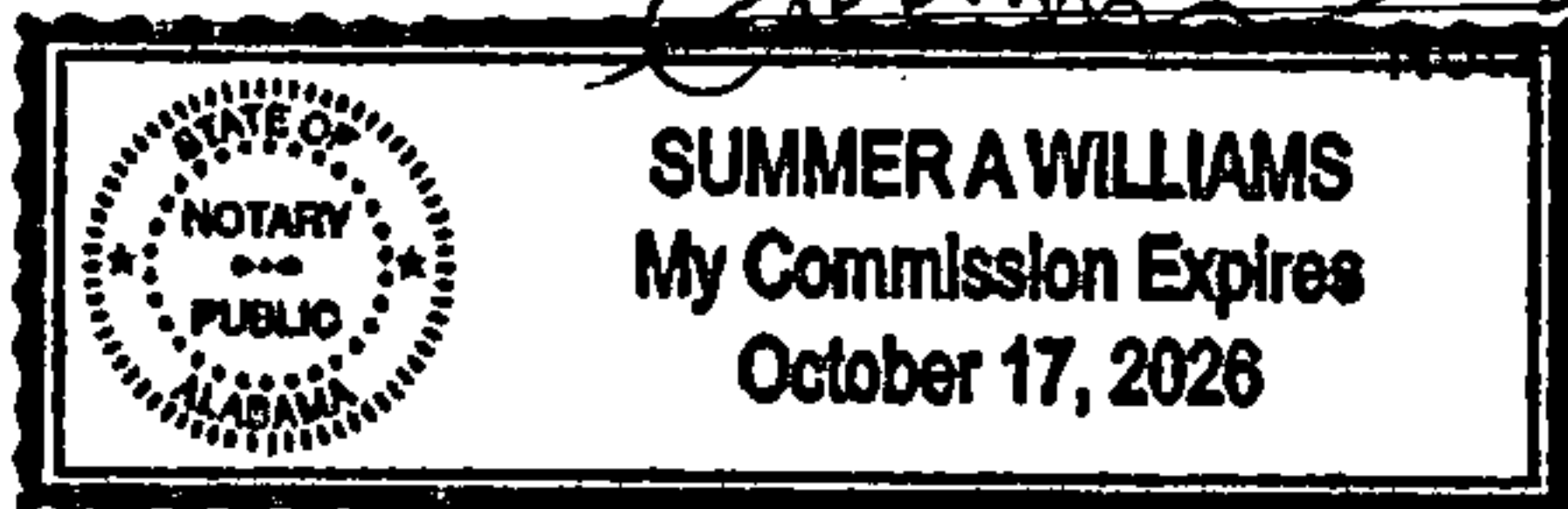
STATE OF Alabama)
) SS
COUNTY OF St. Clair)



I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that John Collier whose name as Market President of Trustmark Bank is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of the Modification of Mortgage, he or she, in his or her capacity as such Market President of Trustmark Bank, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 2nd day of December, 2025.

My commission expires October 17, 2026



Notary Public