

This instrument was prepared by:
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Cunningham Firm, LLC
The Landmark Center, Suite 600
2100 1st Avenue North
Birmingham, AL 35203

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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

NOTICE OF LEASE TERMINATION

WHEREAS, Donald Robert Koppel and Maureen Katherine Koppel, as trustees of the 2006 Koppel Living Trust dated January 4, 2007 (the "Koppel Trust"), purchased real estate located at 8841 Highway 31 South, Calera, Alabama 35040, which is more particularly described at **Exhibit A** attached hereto (the "Property"), from Capital Real Estate Investments, LLC and Pacifica Katie Avenue, LLC on or about July 11, 2007, which deed was recorded on August 15, 2007 at Instrument No. 200708150003847 in the Office of Judge of Probate of Shelby County, Alabama;

WHEREAS, at the time the Koppel Trust purchased the Property from Capital Real Estate Investments, LLC and Pacifica Katie Avenue, LLC, the Property was subject to a lease with Bama Star, LLC, a Delaware limited liability company, which lease was the subject of a Memorandum of Lease recorded at Instrument Number 20060807000381510 in the Office of Judge of Probate of Shelby County, Alabama (the "Bama Star Lease");

WHEREAS, on or about December 10, 2008, Hardees Food Systems, Inc. entered into a lease for the Property with the Koppel Trust (the "Hardees Food Systems Lease"), which lease specifically terminated the Bama Star Lease as soon as Hardees Food Systems, Inc. took possession of the Property and commenced paying rent;

WHEREAS, Hardees Food Systems, Inc. took possession of the Property and began paying rent in 2009;

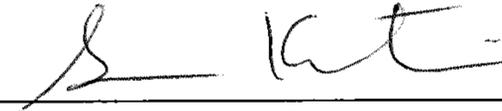
WHEREAS, it appears that neither the Koppel Trust nor Hardees Food Systems, Inc. filed a written lease termination document for the Bama Star Lease in the Office of Judge of Probate of Shelby County, Alabama;

WHEREAS, Raceland QSR, LLC, a Louisiana limited liability company, acquired the Property from the Koppel Trust on or about October 26, 2015, which deed was recorded on or about November 6, 2015 at Instrument No. 20151106000387440 in the Office of Judge of Probate of Shelby County, Alabama; and

WHEREAS, at the time Raceland QSR, LLC purchased the Property from the Koppel Trust the Property was subject to the Hardees Food Systems Lease;

IN WITNESS WHEREOF, Raceland QSR, LLC has caused this Notice of Lease Termination to be executed on this the 29th day of June 2020.

RACELAND QSR, LLC, a Louisiana limited liability Company

By: 

Its: MANAGER

EXHIBIT A

Legal Description

Description of a parcel of land situated In Section 21, Township 22 South, Range 2 West, in Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet; thence turn an angle to the left of 88°33'20" and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet; thence turn an angle to the left of 90°00'00" and run in a Northerly direction for a distance of 151.91 feet; thence turn an angle to the left of 90°00'00" and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90°00'00" and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of 90°00'00" and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of 91°26'40" and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91°26'40" and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

And further described as:

A tract of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

Beginning at the intersection of the East right of way of U.S. Highway 31 and the South right of way of 18th Avenue and run S 00°00'00" E for a distance of 100 feet along the East right of way of U.S. Highway 31 to the True Point of Beginning; thence continue S 00°00'00" E for a distance of 160 feet; thence run S 88°33'20" E to the West right of way of a 20 foot unimproved alley for a distance of 262.45 feet; thence run N 01°26'40" E along the West right of way of said 20 foot alley for a distance of 151.91 feet; thence run N 88°33'20" W for a distance of 117.46 feet; thence run N 01°26'40" E to the South right of way of 18th Avenue for a distance of 108.00 feet; thence run N 88°33'20" W along said South right of way of 18th Avenue for a distance of 76.50 feet; thence run S 00°00'00" W for a distance of 100.00 feet; thence run N 88°33'20" W for a distance of 75.00 feet back to the True Point of Beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 03:33:10 PM
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