

TERMINATION OF TENANTS-IN-COMMON AGREEMENT

This Termination of Tenants-In-Common Agreement ("Agreement") is executed on August 23, 2021, and is intended to be effective as of July 21, 2021, by and between **WILKERSON ENTERPRISES, LLC**, an Alabama limited liability company ("Wilkerson Enterprises") and **PROCTER ENTERPRISES, LLC**, an Alabama limited liability company ("Procter Enterprises").

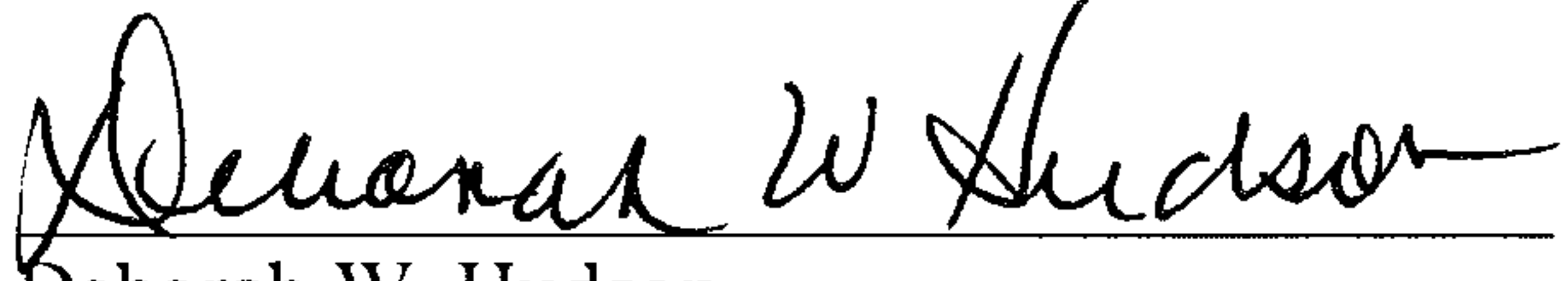
WHEREAS, Wilkerson Enterprises and Procter Enterprises executed a Tenants-In-Common Agreement on or about July 6, 2021 (the "TIC Agreement"), and the parties executed a Memorandum of Tenants-In-Common Agreement on or about July 6, 2021, which was recorded as Instrument 20210709000333150 with the Judge of Probate of Shelby County, Alabama, on or about July 9, 2021 (the "Memorandum"), related to certain real property in Shelby County, Alabama, as described on **Exhibit A** attached hereto (the "Property"); and

WHEREAS, pursuant to that certain Statutory Warranty Deed dated on or about July 21, 2021 and recorded as Instrument 20210722000356350 with the Judge of Probate of Shelby County, Alabama, Wilkerson Enterprises conveyed to Procter Enterprises all of its undivided fifty percent (50%) tenancy in common interest in the Property, and as a result of such conveyance, Procter Enterprises now owns a one hundred percent (100%) fee simple interest in the Property; and

WHEREAS, the parties desire to terminate both the TIC Agreement and Memorandum.

NOW, THEREFORE, Wilkerson Enterprises and Procter Enterprises hereby agree that the TIC Agreement and Memorandum are hereby terminated.

WILKERSON ENTERPRISES, LLC

By: 
Deborah W. Hudson
Its: Manager

PROCTER ENTERPRISES, LLC

By: 
Lea Ann Procter
Its: Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah W. Hudson, whose name as Manager of **Wilkerson Enterprises, LLC**, an Alabama limited liability company, 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, she, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 23rd day of August, 2021.


Notary Public MY COMMISSION EXPIRES AUGUST 12, 2022

My commission expires: _____
NOTARIAL SEAL

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lea Ann Procter, whose name as Manager of **Procter Enterprises, LLC**, an Alabama limited liability company, 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, she, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 23rd day of August, 2021


Notary Public MY COMMISSION EXPIRES AUGUST 12, 2022

My commission expires: _____
NOTARIAL SEAL

EXHIBIT A

Legal Description

Part of Block 4 of Cahaba Valley Park North, as recorded in Map Book 13, Page 140, in the Probate Office of Shelby County, Alabama, situated in the North ½ of Section 31, Township 19 South, Range 2 West, and being more particularly described as follows:

Begin at the Northwest corner of Lot 0-14A, Block 4, of Cahaba Valley Business Park, as recorded in Map Book 17, Page 23, in the Probate Office of Shelby County, Alabama, said point being on the East right of way line of Cahaba Valley Parkway and also being the Southwest corner of the property herein described; thence run North along the East line of said Cahaba Valley Parkway for 64.32 feet to the beginning of a curve to the right, said curve subtending a central angle of 89°09'21" and having a radius of 223.71 feet; thence run Northeasterly along the arc of said curve and along said right of way line for 348.10 feet to the end of said curve; thence at tangent to said curve run Easterly along the South right of way line of said Cahaba Valley Parkway for 374.68 feet to a point at the intersection of the Westerly right of way line of Cahaba Valley subtending a central angle of 90°00'00" and having a radius of 50.00 feet; thence run Southeasterly along the arc of said curve and along said Westerly right of way line of Cahaba Valley Circle for 78.54 feet to the end of said curve; thence at tangent to said curve run South along the West right of way line of said Cahaba Valley Circle for 200.00 feet to the Northeast corner of said

Lot 0-14A, Block 4, Cahaba Valley Business Park; thence 90°00'00" right and run West along the North property line of said Lot 0-14A and along the centerline of a 30 foot wide drainage easement for 378.84 feet to a point; thence 07°18'59" left and continue along said North property line of Lot 0-14A and along the centerline of said easement for 272.69 feet to the point of beginning.

Together with and subject to the beneficial interest of an exclusive perpetual easement for truck turnarounds as set forth and described in Instrument #1996-01382.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2021 11:32:47 AM
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Allen S. Bayl