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03/01/2023 01:25:51 PM
RELAGREE 1/3

Recording Requested By and
When Recorded Return To:

DECLARATION OF TERMINATION OF RIGHT OF FIRST REFUSAL AGREEMENT

This Declaration of Termination of Right of First Refusal Agreement (this "Termination") is dated as of December 27, 2022, and is given by Riverside Land Trust LLC, a Delaware limited liability company ("ROFR Holder").

ROFR Holder and Net Lease Suds III LLC, a Delaware limited liability company, and Net Lease Suds IV LLC, a Delaware limited liability company (collectively, "Owner"), entered into that certain Right of First Refusal Agreement (the "Right of First Refusal Agreement") recorded January 10, 2022, in Instrument 2022011000010410 in the Probate Office of Shelby County, Alabama (the "Records"), for the premises located at 4734 US-280, Birmingham, AL, and more particularly described in the legal description attached hereto and made a part hereof as Exhibit A;

For \$10.00 paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROFR Holder hereby terminates the Right of First Refusal Agreement effective as of the date that this Termination is recorded in the Records.

(signature page follows)

IN WITNESS WHEREOF, this Termination has been executed by the undersigned as of the day and year first above written.

Riverside Land Trust LLC

By: Brandon Ruggieri
Name: Brandon Ruggieri
Title: Authorized Signatory

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

The foregoing instrument was acknowledged to me this 27 day of December, 2022, by Brandon Ruggieri, as Authorized Signatory of Riverside Land Trust LLC, a Delaware limited liability company, on behalf of said limited liability company.

{Seal)

ASSUNTA D. LOPORCHIO
Notary Public, State of Rhode Island
My Commission Expires Oct. 13, 2025

Assunta Loporchio
Signature of notarial officer
Title (and Rank)

My Commission Expires 10/13/2025

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

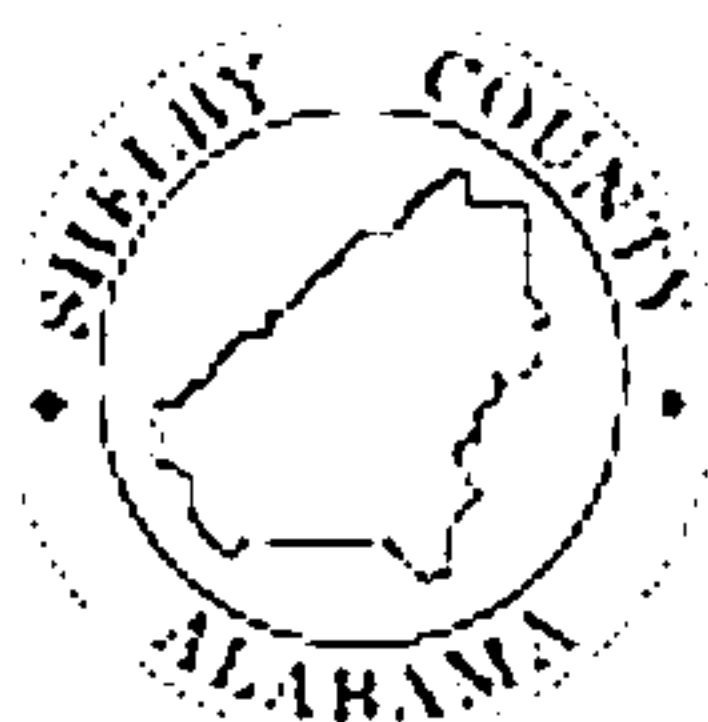
All that lot, tract or parcel of land lying, situate and being located in part of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly shown and identified as LOT "B", according to the plat of survey of SPECTRUM - 280 SUBDIVISION, recorded in Map Book 32, page 111, in the Probate Office of Shelby County, Alabama.

Parcel 2 (Appurtenant Easement No. 1):

TOGETHER WITH an Easement for the benefit of Parcel 1 as created by that certain Easement Agreement between Spectrum Realty, Inc., and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212310, in the Probate Office of Shelby County, Alabama.

Parcel 3 (Appurtenant Easement No. 2):

FURTHER TOGETHER WITH a non-exclusive easement for ingress only for the benefit of Parcel 1 contained in Warranty Deed between Dewberry Real Estate Company, Inc. (Grantor) and Gulf Oil Corporation (Grantee) dated June 28, 1979, and recorded July 2, 1979, in Book 320, page 427, as affected by Waiver of Restriction and Further Imposition of Restrictions dated February 11, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212330, Agreement between Southhall of Hoover, LLC; The Industrial Board of the City of Vincent; and DLR Associates, LLC, dated May 2, 2005, and recorded May 4, 2005, in Instrument No. 20050504000212340, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 01:25:51 PM
\$28.00 BRITTANI
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Allen S. Bayl