

*This Document Prepared By
and Mail To:*

Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Suite 400
Birmingham, AL 35209

Cross-Reference:
Inst. # 20151222000435100
Inst. # 20210202000053530

STATE OF ALABAMA)
SHELBY COUNTY)

TERMINATION OF MEMORANDUM OF LEASE

THIS TERMINATION OF MEMORANDUM OF LEASE (“Termination Agreement”) is made and entered into as of the 28th day of February, 2025, by and among **FYLER OIL, LLC**, a Kansas limited liability company, and **LCF, LLC**, a Kansas limited liability company (collectively, “Landlord”) and **BAMA-1RE, LLC**, a Kansas limited liability company (“Tenant”).

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated June 25, 2015 (as may be amended, the “Lease”), whereby Landlord has leased to Tenant that certain premises located at 301 Doug Baker Blvd, Birmingham, AL 35242 (the “Property”); and

WHEREAS, Landlord and Tenant recorded that certain Memorandum of Lease dated December 4, 2015, recorded in the Judge of Probate Office of Shelby County, Alabama as Instrument # 20151222000435100 on December 22, 2015 (the “Memorandum”); and

WHEREAS, Landlord conveyed the Property to Tenant pursuant to a Statutory Warranty Deed recorded as Instrument # 20210202000053530 on February 2, 2021, and terminated the Lease as of such date.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree that the Memorandum is hereby terminated and released as of the date first written above.

[signatures on following page]

LANDLORD:

LCF, LLC,
a Kansas limited liability company

By: _____

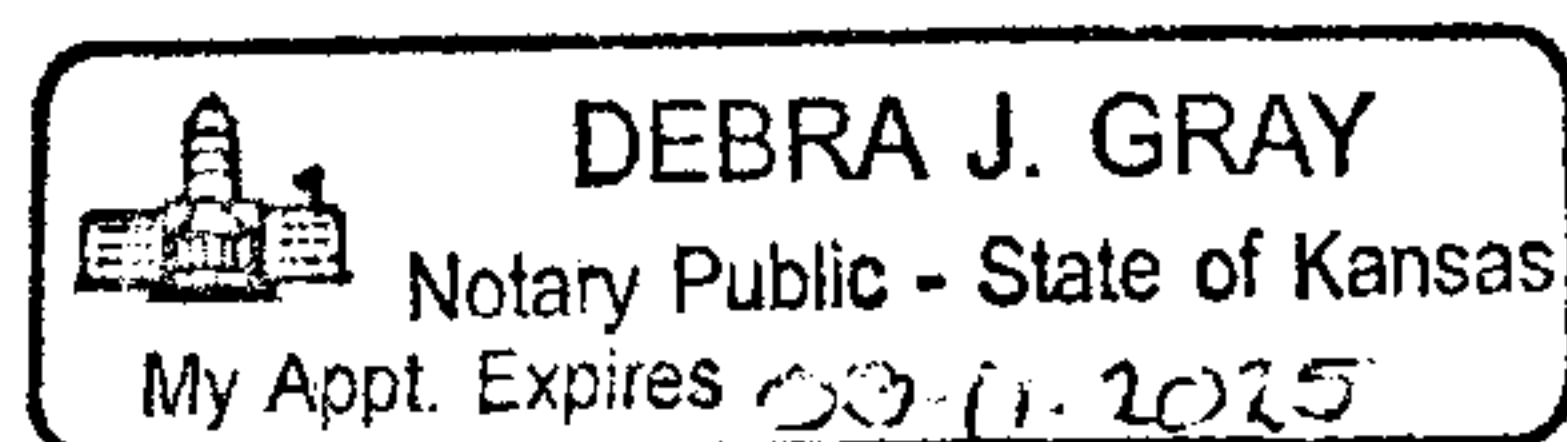
Larry D. Catton

Its Operating Manager

STATE OF KANSAS
COUNTY OF MCPHERSON

I, the undersigned, a Notary Public in and for the County in said State, hereby certify that Larry D. Catton, whose name is signed to the preceding document and who is known to me or proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document, personally appeared before me this day and acknowledged that, being informed of the contents of the preceding document, he executed the same voluntarily as Operating Manager of LCF, LLC, a Kansas limited liability company.

Witness my hand and official seal this 18th day of February, 2025.



Debra J. Gray

Notary Public

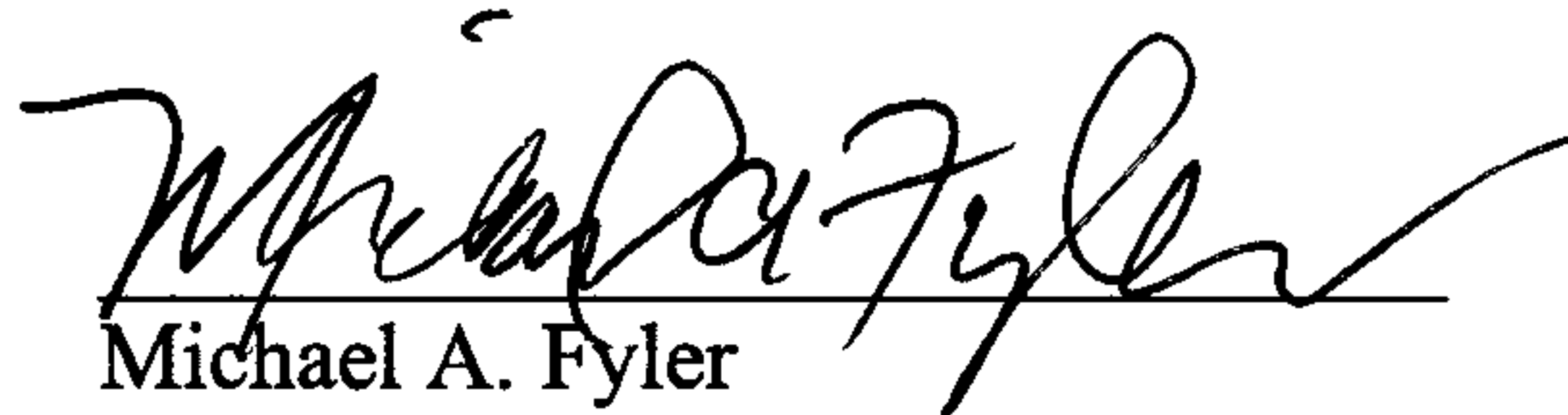
Printed Name: Debra J. Gray

My commission expires: 03-11-2025

IN WITNESS WHEREOF, the parties have executed this Termination Agreement as of the date first above written.

LANDLORD:

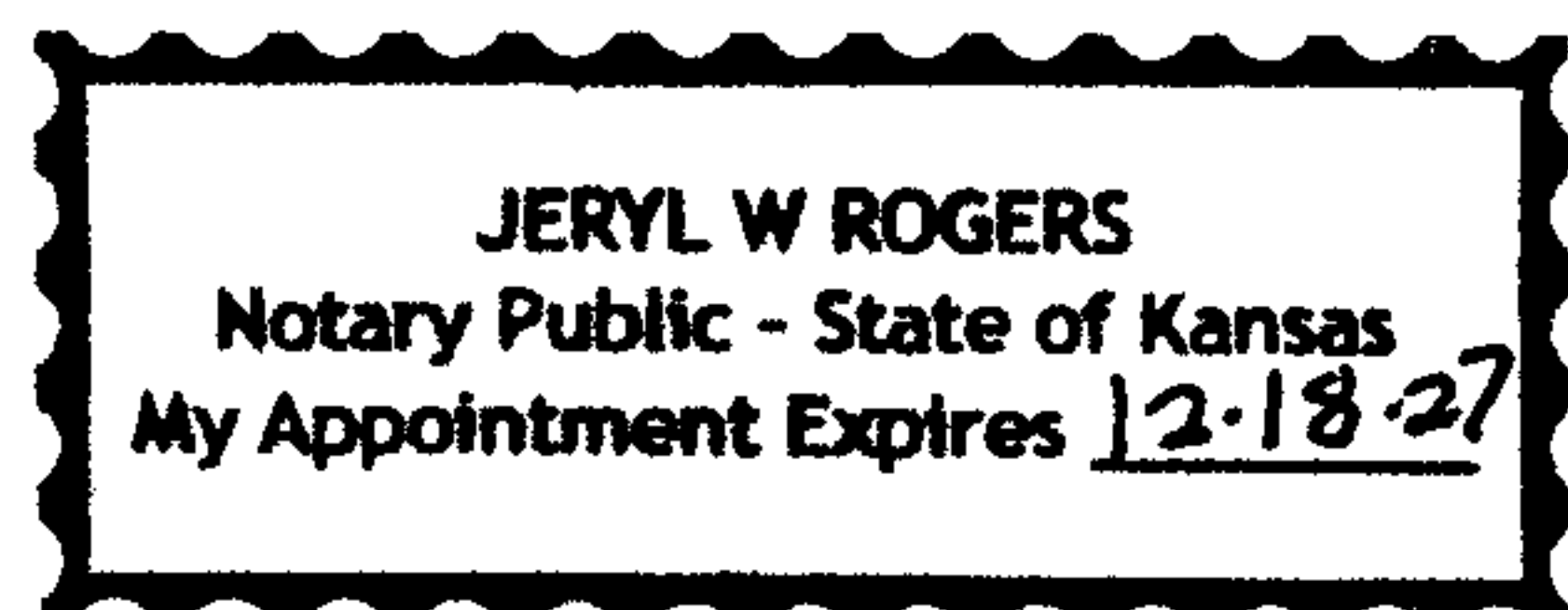
FYLER OIL, LLC,
a Kansas limited liability company

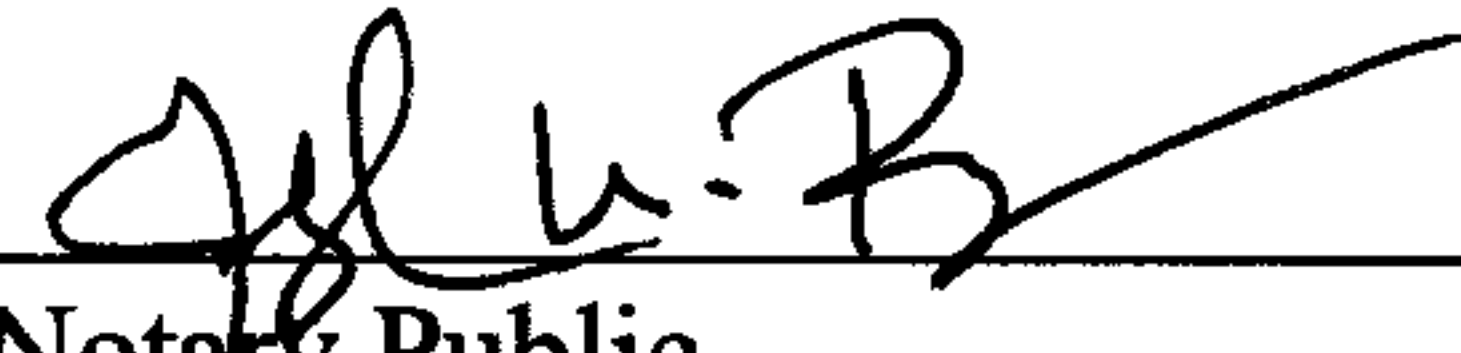
By: 
Michael A. Fyler
Its Operating Manager

STATE OF KANSAS
COUNTY OF MCPHERSON

I, the undersigned, a Notary Public in and for the County in said State, hereby certify that Michael A. Fyler, whose name is signed to the preceding document and who is known to me or proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding document, personally appeared before me this day and acknowledged that, being informed of the contents of the preceding document, he executed the same voluntarily as Operating Manager of Fyler Oil, LLC, a Kansas limited liability company.

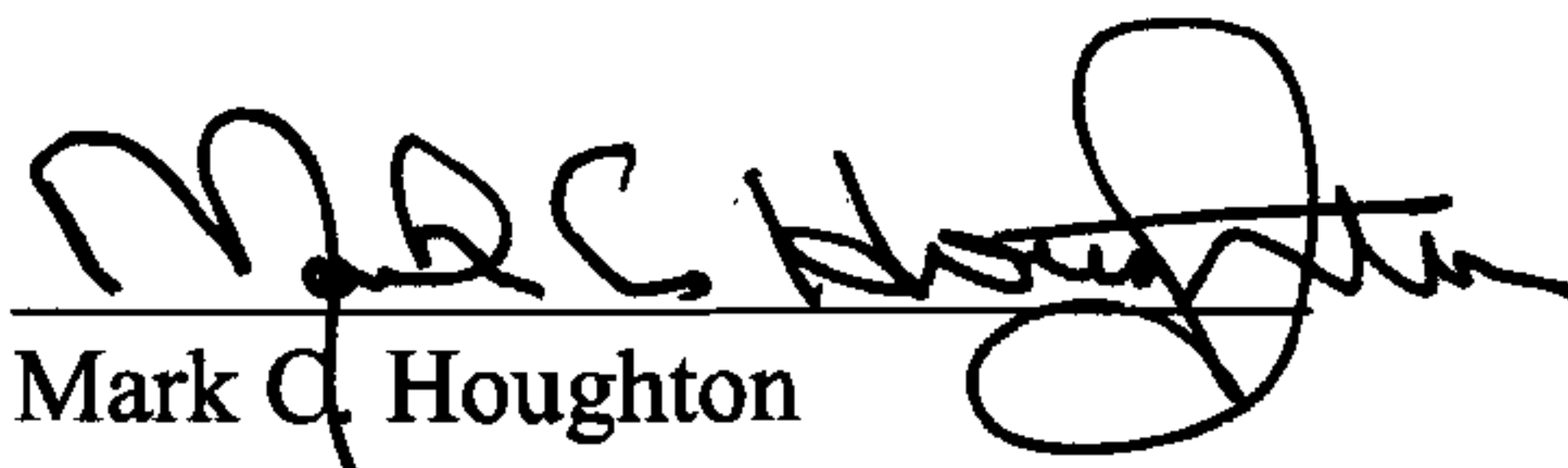
Witness my hand and official seal this 21st day of February, 2025.




Notary Public
Printed Name: Jeryl W. Rogers
My commission expires: 12-18-2027

TENANT:

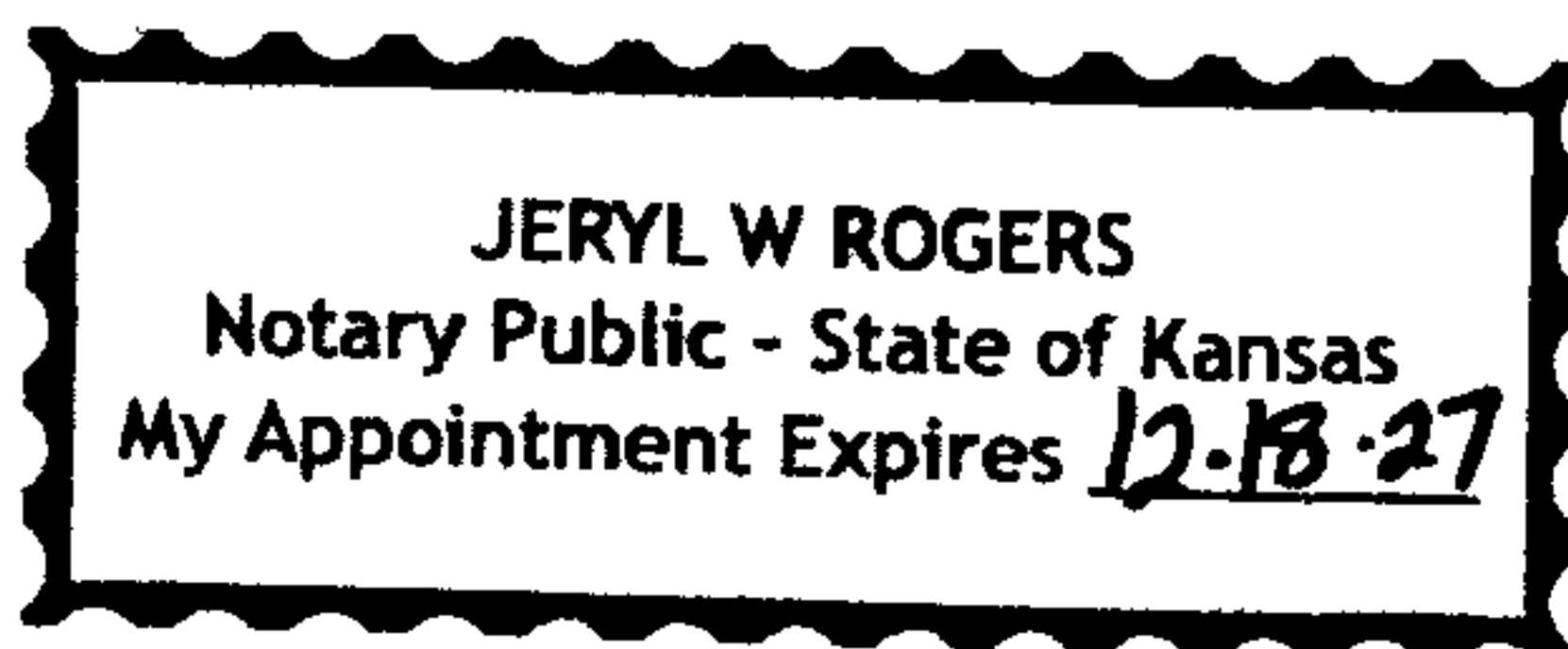
BAMA-1RE, LLC,
a Kansas limited liability company

By: 
Mark C. Houghton
Its Operating Manager

STATE OF KANSAS
COUNTY OF MCPHERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark C. Houghton, whose name as Operating Manager of BAMA-1RE, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such Operating Manager and with full authority, executed the same voluntarily for and as the act of said company.

Witness my hand and official seal this 21st day of February, 2025.



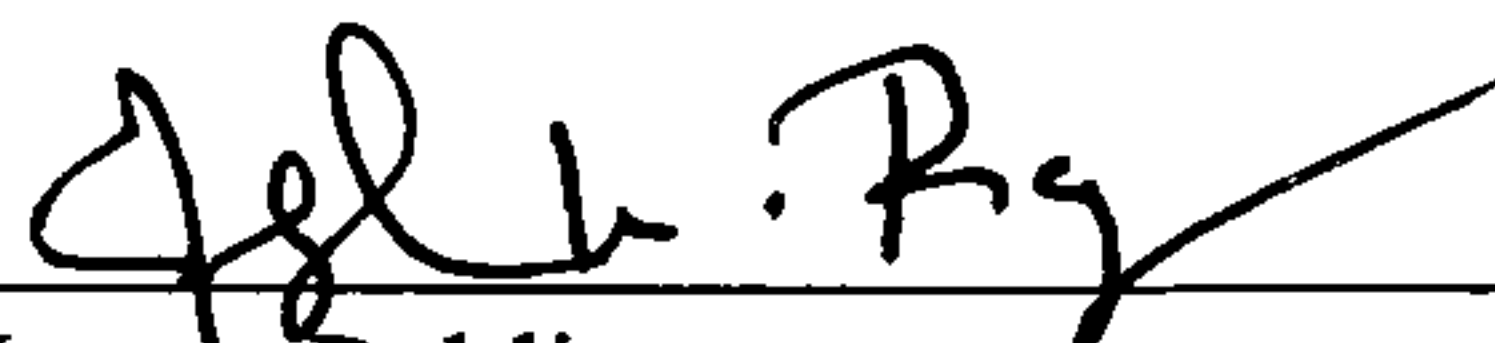

Notary Public
Printed Name: Jeryl W. Rogers
My commission expires: 12-18-2027

EXHIBIT A TO TERMINATION OF MEMORANDUM OF LEASE

LEGAL DESCRIPTION OF PROPERTY

Lot 4A, according to Freddy's Lee Branch Resurvey, being a resurvey of Lots 4 and 5, according to the survey of The Village at Lee Branch Sector 1 - Phase 2, as recorded in Map Book 45, Page 42, 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
03/03/2025 01:06:57 PM
\$35.00 BRITTANI
20250303000062610

Allen S. Bayl