

Attention: Recorder of Deeds, cross-reference to Deed Instrument Number: 20220328000125000.

## NOTICE OF REAL ESTATE OPTION AGREEMENT

STATE OF Alabama

COUNTY OF Shelby

AN OPTION AGREEMENT has been made and entered into this 11 day of August, 2025, between Brendan Sean Fuller as party of the first part, hereinafter referred to as "Optionor", and 217 Kensington Lane Trust. as the party of the second part, hereinafter referred to as "Optionee" (the words Optionor and Optionee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Optionor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby sell, convey and transfer unto said Optionee, an Option for the Sale and Purchase of the real property which is described as follows:

( Legal Description Exhibit "A" Attached )

### THIS OPTION AGREEMENT PROHIBITS ADDITIONAL INDEBTEDNESS

The closing of the sale and purchase of said real property is to take place pursuant to the terms of the Agreement(s) entered into of even date herewith. Any interested party may contact:

217 Kensington Lane Trust, whose mailing address is 4625 Valleydale Road, Birmingham, AL 35242.

Should said Option Agreement fail to close for any reason and should Optionee elect not to pursue specific performance under the terms of said Agreement(s), this Notice shall be released upon the repayment to Optionee of any funds expended by Optionee in order to pay any underlying indebtedness, taxes, assessments or fees which may have been due from Optionor, plus interest.

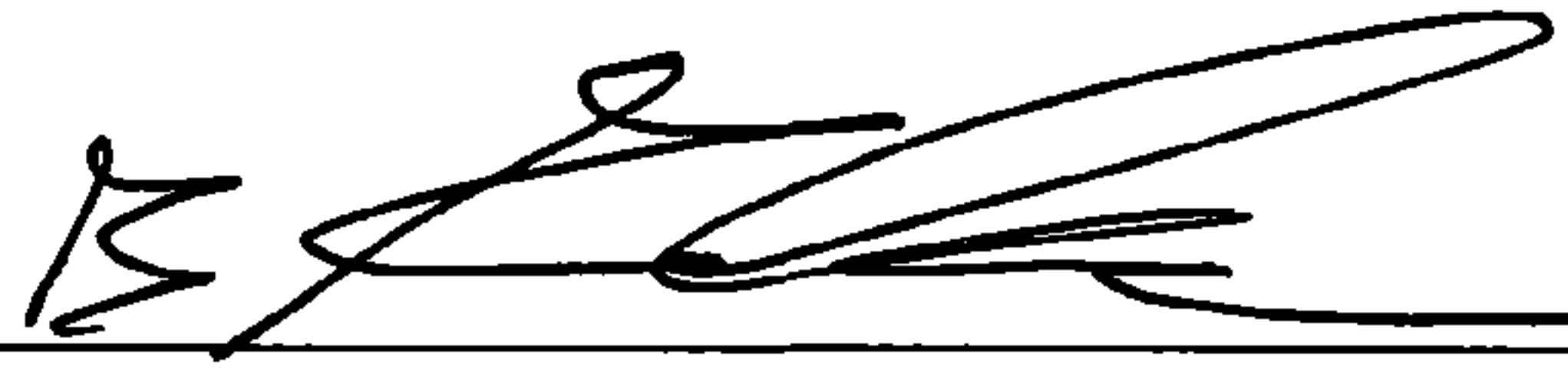
After Recording Return To: 217 Kensington Lane Trust 4625 Valleydale Road Birmingham, AL 35242
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Signature Page Attached

### Signature Page

IN WITNESS WHEREOF, the parties hereto have signed and sealed this memorandum, the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_

Optionor: Brendan Sean Fuller

  
\_\_\_\_\_


Optionee Trustee: Pete Owen, as Trustee, 217 Kensington Lane Trust

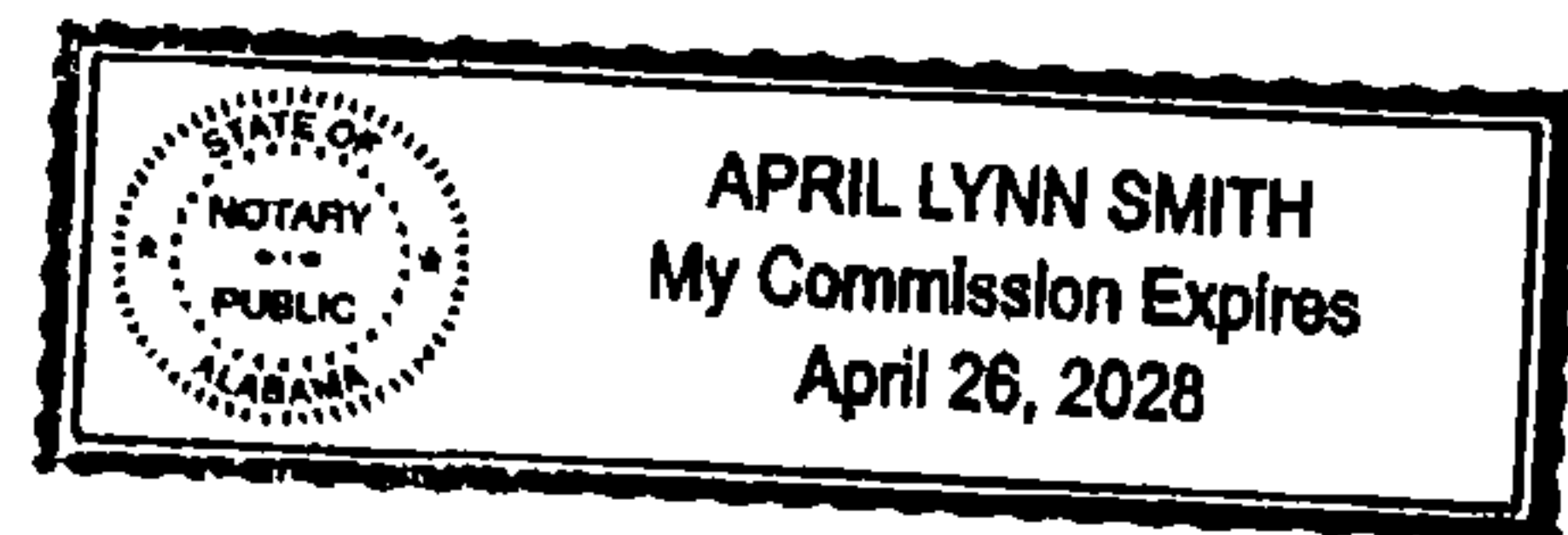
STATE OF Alabama

COUNTY OF Jefferson

On this, the 11 day of August, 2025, before me, a Notary Public, personally appeared Brendan Sean Fuller known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

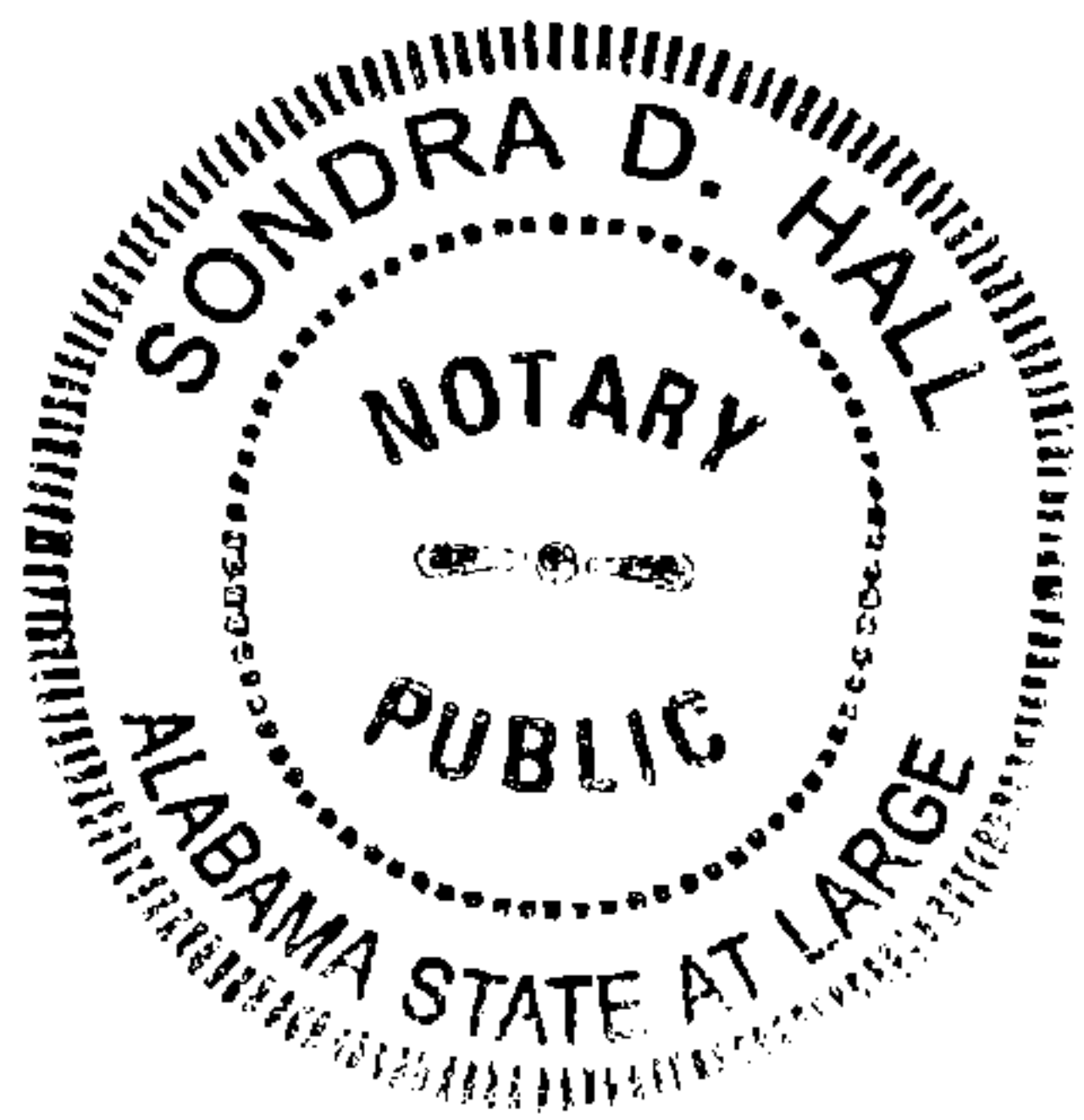
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/26/28



STATE OF Alabama  
COUNTY OF Jefferson

On this, the 13<sup>th</sup> day of August, 2025, before me, a Notary Public, personally appeared Pete Owen known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



*[Handwritten signature]*

Notary Public  
My Commission Expires: 12/04/2028

**Legal Description Exhibit "A"**

**Lot#:8 Book:19 Pg:90 Sub:STERLING GATES SECTOR 1**

Commonly known as:217 Kensington Lane Alabaster, AL 35007



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/29/2025 10:09:40 AM  
\$31.00 JOANN  
20250929000296780**

*Allie S. Bayl*