

This Document Prepared By
and After Recording Return To:

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Chapman and Cutler LLP
320 South Canal Street
Chicago, Illinois 60606

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USE ONLY

SATISFACTION OF MORTGAGE


FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association with its mailing address at 1680 Capital One Drive, McLean, Virginia 22102 ("*Capital One*"), acting as administrative agent hereunder for the Secured Parties identified and defined in the Mortgage hereinafter defined (Capital One acting as such agent being hereinafter referred to as "*Mortgagee*"), does hereby certify that certain Mortgage and Security Agreement with Assignment of Rents and Fixture Filing dated as of May 16, 2024 from Kent Store Development, LLC, a Delaware limited liability company ("*Mortgagor*") to Mortgagee, and recorded in the Office of the Judge of Probate of Shelby County, Alabama on July 29, 2024, in Instrument No. 20240729000231850 (the "*Mortgage*"), encumbering the property described on Schedule I attached hereto, in order to secure certain indebtedness of Mortgagor now or from time to time owing to Mortgagee is hereby RELEASED AND SATISFIED IN FULL and the real estate described therein is fully released from such Mortgage.

Mortgagee executing this instrument is the present holder of the above described Mortgage.

[REMAINDER OF PAGE LEFT BLANK; SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its authorized officer this 6th day of November, 2025.

CAPITAL ONE, NATIONAL ASSOCIATION, as
Administrative Agent for the Secured Parties

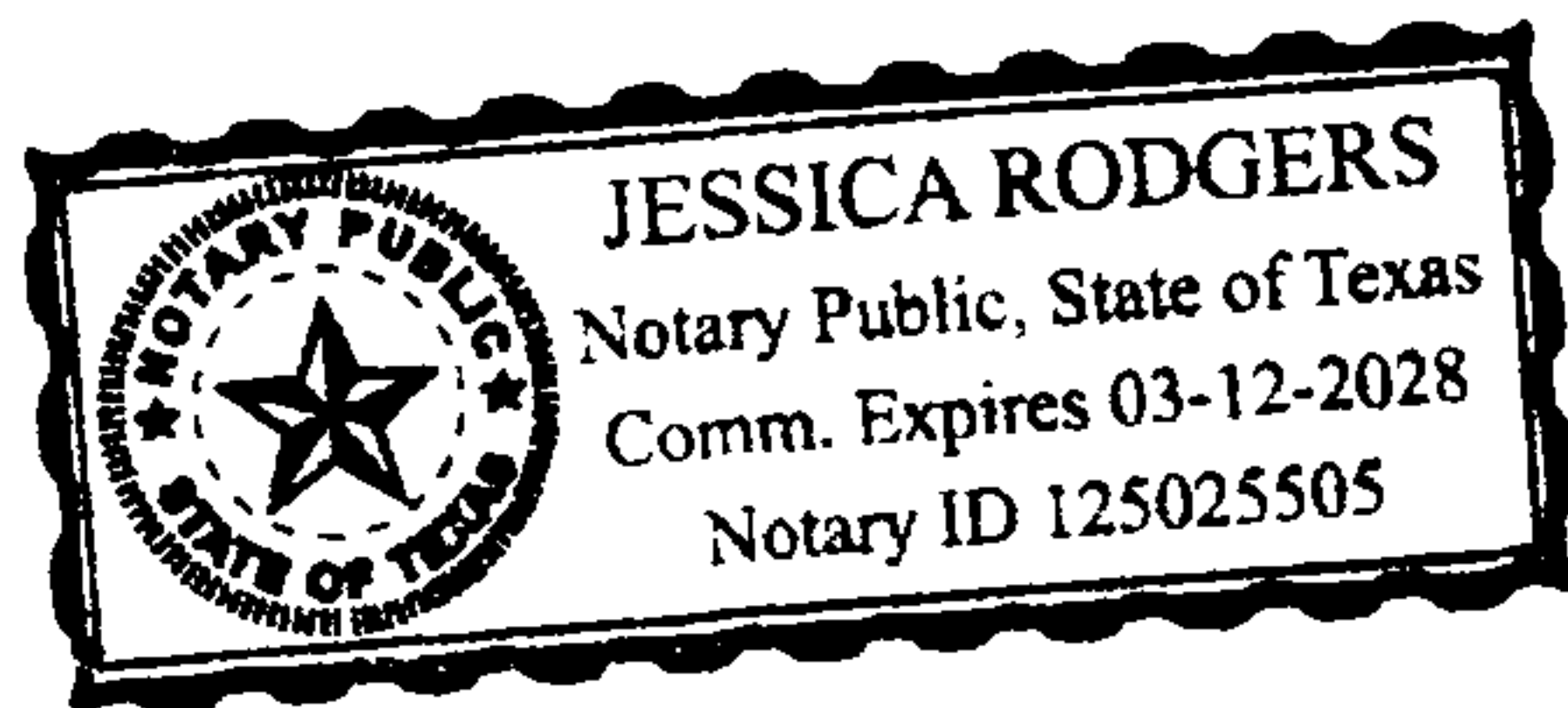
By 
Name David H. Behrman
Title SVP

STATE OF Texas)
) SS
COUNTY OF Dallas)

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that DAVID BEKERMAN, the SVP of CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act, and as the free and voluntary act of said cooperative association for the purposes therein set forth.

Given under my hand and notarial seal this TH day of November, 2025.

(Notary Seal)



J. Rodgers
Notary Public

Jessica Rodgers
(Type or Print Name)

My commission expires: 3/12/28

SCHEDULE I

LEGAL DESCRIPTION

Tract 1 – commonly known as 1565 Simmsville Road, Alabaster, Alabama

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Commencing at concrete monument found at the Northeast corner of a tract of land, said point also at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51°55'00" West along said West right of way a distance of 63.00 feet to a capped rebar found; thence continue along said West right of way with a curve turning to the left with an arc length of 344.99 feet, with a radius of 1717.04 feet, with a chord bearing of South 46°09'39" West with a chord length of 344.41 feet to a 5/8" rebar set and the point of beginning; thence continue along said West right of way with a curve turning to the left with an arc length of 115.02 feet, with a radius 1717.04 feet, with a chord bearing of South 38°29'09" West, with a chord length of 115.00 feet to a 5/8" rebar set; thence South 36°34'00" West along said West right of way a distance of 14.71 feet to a 5/8" rebar set; thence South 67°07'56" West along said West right of way a distance of 103.33 feet to a 5/8" rebar set at the intersection of the North right of way of Shelby County Road No. 68; thence North 82°18'08" West along said North right of way a distance of 104.00 feet to a 5/8" rebar set; thence North 07°41'52" East a distance of 134.03 feet to a 5/8" rebar set; thence North 36°34'43" East a distance of 151.02 feet to a 5/8" rebar set; thence South 53°33'00" East a distance of 212.15 feet to the point of beginning. Said described property lies in the SE 1/4 of Section 25 and the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

EASEMENT #1: (Permanent Ingress, Egress and Utility Easement)

Commencing at concrete monument found at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51°55'00" West along said West right of way a distance of 63.00 feet to a capped rebar found; thence along said West right of way with a curve turning to the left with an arc length 344.99 feet, a radius of 1717.04 feet and a delta angle of 30°30'43" to a point; thence North 53°33'30" West and leaving said highway right of way, run a distance of 212.15 feet to a point; South 36°34'43" West run 151.02 feet to a point; thence South 07°41'52" West run 87.93 feet to the point of beginning of Easement #1, which is an ingress, egress and utility easement; thence continue along the last described course for 46.10 feet to a point on the North right of way line of Shelby County Highway No. 68; thence North 82°18'08" West run 20.00 feet to a point; thence North 07°41'52" East and leaving said right of way run 46.10 feet to a point; thence South 82°18'09" East run 20.00 feet to the point of beginning.

Said described property lies in the SE 1/4 of Section 25 and the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

EASEMENT #2: (Permanent ingress and egress)

Commencing at concrete monument found at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51°55'00" West along said West right of way a distance of 63.00 feet to a capped rebar found; thence along said West right of way with a curve turning to the left with an arc length of 344.99 feet, a radius of 1717.04 feet and a delta angle of 30°34'43" to a point; thence North 53°33'30" West and leaving said highway right of way, run a distance of 212.15 feet to a point; South 36°34'43" West run 151.02 feet to a point; thence South 07°41'52" West run 87.93 feet to the point of beginning of Easement #2, which is a permanent driveway easement; thence continue along the last described course for 46.10 feet to a point on the North right of way line of Shelby County Highway No. 68; thence South 82°18'08" East run 20.00 feet to a point; thence North 07°41'52" East and leaving said right of way run 46.10 feet to a point; thence North 82°18'09" West run 20.00 feet to the point of beginning.

Said described property lies in the SE 1/4 of Section 25 and the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

EASEMENT #3: (Ingress, egress and utility easement)

Commencing at concrete monument found at the intersection of the South right of way of Interstate No. 65 and the West right of way of Shelby County Road No. 11; thence South 51°55'00" West along said West right of way a distance of 63.00 feet to a capped rebar found; thence along said West right of way with a curve turning to the left with an arc length of 344.99 feet, a radius of 1717.04 feet and a delta angle of 30°30'43" to a point of beginning of Easement #3, an ingress, egress and utility easement; thence North 53°33'30" West and leaving said highway right of way, run a distance of 121.15 feet to a point; thence North 36°27'00" East and run 31.30 feet to a point; thence South 00°00'00" West run 75.74 feet to a point; thence South 08°31'51" West run 77.62 feet to a point on the West right of way of said Shelby County Highway #11, being a point on a curve to the left having a radius of 1717.04, a delta angle of 01°24'05", thence run along the arc of said curve and said right of way a distance of 42.90 feet to the point of beginning.

Said described property lies in the SE 1/4 of Section 25 and the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

Source of title: deed of record in Deed Book 2024, Page 2064, in the Office of the Probate Judge for Shelby County, Alabama.

AND

Tract 2 – commonly known as 203 E College Street, Columbiana, Alabama

Situate, lying and being in Shelby County, Alabama, and more particularly described as follows:

TRACT I:

Commence on the East line of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, at a point 1010.86 feet North of the one-half mile corner of said Section 26; thence North 73 degrees 20 minutes East 16 feet to the point of beginning; run thence South 04 degrees 15 minutes East for a distance of 125 feet along the East margin of an alley leading South from East College Street to a point; thence run North 73 degrees 05 minutes East 151.23 feet to a point; run thence North 15 degrees 15 minutes West 125 feet to the North side of the paved sidewalk on the South side of East College Street; run thence South 71 degrees 45 minutes West along North margin of sidewalk a distance of 128 feet to point of beginning; being situated in the Southwest Quarter of Northwest Quarter of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama.

TRACT II:

Commence at a 1-inch round bolt in place being the Southeast intersection of Milner Street and East College Street; thence proceed North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of Alabama Highway 25 (East College Street) for a distance of 127.90 feet to a 3/4-inch square iron in place, said point being the point of beginning; from this beginning point continue North 75 degrees 26 minutes 21 seconds East along the Southerly right of way of said Alabama Highway 25 for a distance of 100.14 feet to a 3/8-inch rebar in place; thence proceed South 11 degrees 42 minutes 47 seconds East for a distance of 196.32 feet to a 1-inch pipe in place; thence proceed South 75 degrees 23 minutes 26 seconds West for a distance of 100.15 feet (set 1/2-inch rebar); thence proceed North 11 degrees 42 minutes 47 seconds West for a distance of 196.40 feet to the point of beginning. The above described land is located in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Source of title: deed recorded in Instrument Number 20240411000103520, in the Office of the Probate Judge for Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2025 08:24:57 AM
 \$37.00 PAYGE
 20251201000364710

Allen S. Bayl