

This Document Prepared By
and After Recording Return To:

Mark R. O'Meara, Esq.
Chapman and Cutler LLP
320 South Canal Street
Chicago, Illinois 60606

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S
USE ONLY

SATISFACTION OF LEASEHOLD 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 Leasehold Mortgage and Security Agreement with Assignment of Rents and Fixture Filing dated as of August 13, 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 August 20, 2024, in Instrument No. 20240820000260420 (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 DA Bekernan
Name David Bekernan
Title SVP

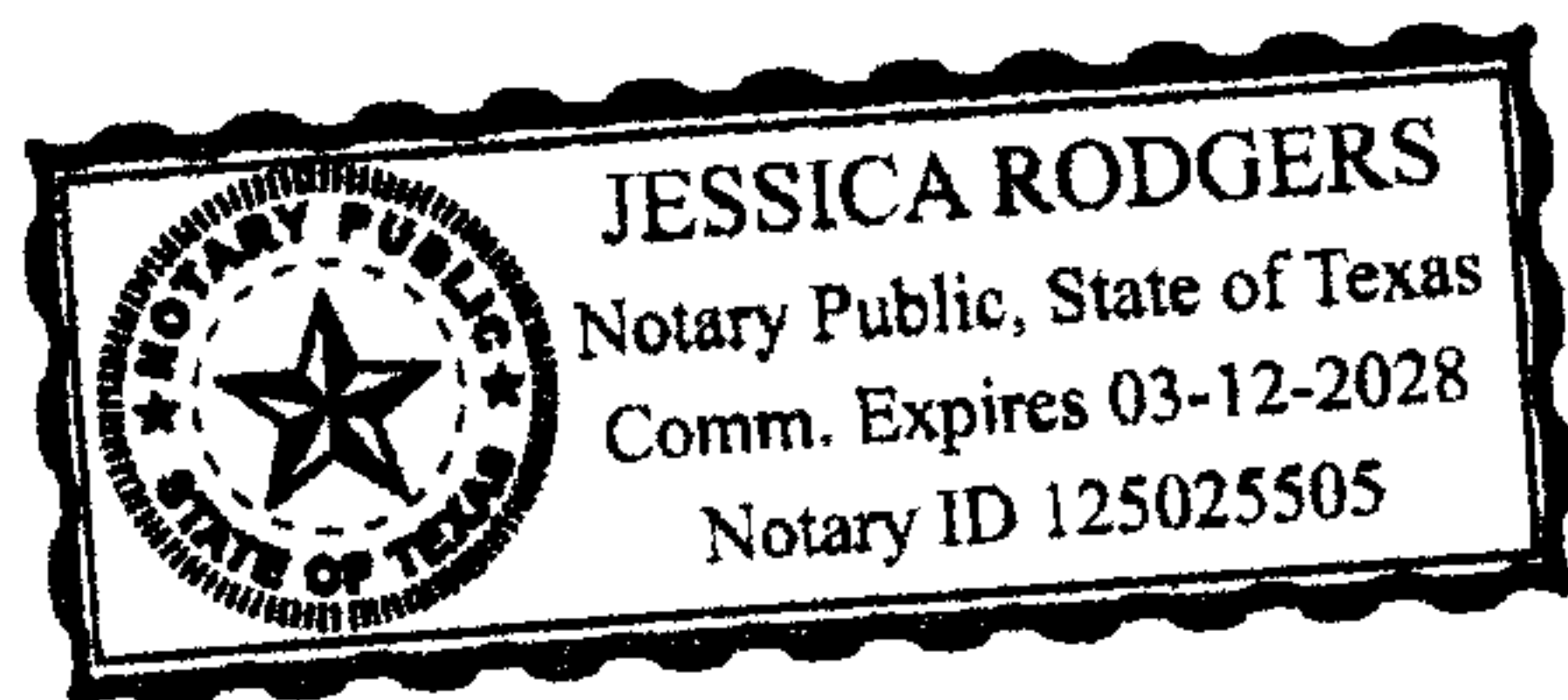
STATE OF Texas)
) SS
COUNTY OF Dallas)

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that David Bekeman 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 7th day of November, 2025.

(Notary Seal)

Jessica Rodgers
Notary Public



Jessica Rodgers
(Type or Print Name)

My commission expires: 3/12/28

SCHEDULE I

LEGAL DESCRIPTION

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

Lot C5-A, according to Resurvey 1 of the Dunnivant Square Commercial Subdivision as recorded in Map Book 49, Page 65, in the Office of the Judge of Probate for Shelby County, Alabama.

Sources of title: deeds recorded in Instrument Number 20220802000301000, and in Instrument Number 20220804000304360, in the Office of the Probate Judge for Shelby County, Alabama (as to the fee simple interest) and Lease Agreement evidenced by Memorandum of Lease Agreement of record in Instrument Number 20180109000009000, in the Office of the Judge of Probate for Shelby County, Alabama, as assigned by Assignment and Assumption of Lease Agreement recorded in Instrument No. 20240502000128930, in the Office of the Judge of Probate for Shelby County, Alabama

Commonly known as 1314 Dunnivant Valley Road, Birmingham, Alabama 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2025 08:24:58 AM
\$31.00 PAYGE
20251201000364720

Alex S. Bayl