

PREPARED BY AND
AFTER RECORDING RETURN TO
Balch & Bingham LLP
Attn: J. Corbitt Tate
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203-4642

(This space reserved for recording information)

NOTICE OF TERMINATION OF REAL ESTATE PURCHASE OPTION AGREEMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

This **NOTICE OF TERMINATION OF REAL ESTATE PURCHASE OPTION AGREEMENT** (this “**Notice**”) is effective as of September 2, 2025 (the “**Effective Date**”) by **STARDEW RIDGE TECHNOLOGIES, LLC**, a Delaware limited liability company (“**Purchaser**”).

WITNESSETH:

WHEREAS, Theirfour, LLC, an Alabama limited liability company (“**Owner**”) and Purchaser are parties to that certain Real Estate Purchase Option Agreement, dated September 20, 2024 (the “**Option**”) for real property located in Shelby County, Alabama, and described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Property**”).

WHEREAS, the Option is evidenced by that certain Memorandum of Real Estate Purchase Option Agreement dated September 25, 2024, and recorded on September 26, 2024 as Instrument No. 20240926000299710 in the Official Public Records of Shelby County, Alabama (the “**Option Memorandum**”);

WHEREAS, Purchaser has terminated the Option pursuant to the terms and conditions therein; and

WHEREAS, Purchaser desires and intends to record this Notice in order to give public notice of the termination of the Option and Option Memorandum.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged, Purchaser hereby agree as follows:

1. Incorporation of Recitals; Capitalized Terms. The foregoing recitals are hereby incorporated herein by reference. Capitalized terms used and not defined herein shall have the meaning given the same in the Option.

2. Termination of Option and Option Memorandum. Purchaser has terminated the Option and the Option Memorandum effective September 2, 2025.

3. Record Notice. This purpose of this Memorandum is to give public notice of the termination of the Option and Option Memorandum.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow]

IN WITNESS WHEREOF, Purchaser has duly executed this Notice on the date written above to be effective as of the Effective Date.

PURCHASER:

STARDEW RIDGE TECHNOLOGIES, LLC,
a Delaware limited liability company

By: *Richard J. Winterman*

Print: Richard J. Winterman

Title: Authorized Representative

STATE OF KS
COUNTY OF Johnson

I, Irit Nevat, a notary public in and for said county in said state, hereby certify that Richard J. Winterman, whose name as Authorized Representative of STARDEW RIDGE TECHNOLOGIES, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 25 day of February 2026.

Irit Nevat
Notary Public

[NOTARIAL SEAL]

My Commission Expires: November 24, 2028

IRIT NEVAT
Notary Public-State of Kansas
My Appt. Expires 11/24/2028

EXHIBIT "A"

Legal Description of Property

PARCEL I-A:

Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 22 South, Range 3 West, and go North 89 deg. 50 min. West along the North boundary of the Southeast $\frac{1}{4}$ of said Section for 2541.27 feet to the centerline of Shoal Creek; thence down centerline of Shoal Creek as follows: Go S 25 deg 28 min 193.08 ft; thence S 36 deg 43 min E for 185.74 ft; thence S 54 deg 19 min E for 130.04 ft; thence S 60 deg 57 min E for 115.83 ft; thence S 09 deg 41 min E for 96.02 ft thence S 26 deg 29 min W for 150.38 ft; thence S 66 deg 51 min W for 186.98 ft; thence S 64 deg 58 min W for 230.57 ft; thence S 51 deg 11 min W for 173.40 ft; thence S 09 deg 40 min W for 128.15 ft; thence S 34 deg 05 min W for 140.41 ft. thence N 75 deg 18 min W for 215.69 ft; thence N 81 deg 48 min W for 244.76 ft; thence S 70 deg 27 min W for 222.41 ft; thence S 51 deg 58 min W for 136.89 ft; thence S 48 deg 34 min W for 188.97 ft; thence S 18 deg 40 min W for 124.12 ft; thence S 06 deg 55 min E for 83.51 ft; thence 70 deg 16 min E for 120.54 ft; thence S 44 deg 28 min E for 137.44 ft; thence S 34 deg 23 min E for 195.16 ft; thence S 52 deg 37 min E for 69.45 ft; thence S 22 deg 18.5 min E for 222.79 ft; thence S 01 deg 32.5 min W for 212.20 ft; thence S 02 deg 58 min E for 269.10 ft; thence S 04 deg 56 min E for 187.44 ft; thence S 04 deg 06 min W for 333.57 ft; thence S 18 deg 01 min W for 279.76 ft; thence S 60 deg 16 min W for 174.81 ft; thence S 40 deg 32 min W for 105.31 ft; thence S 34 deg 28 min W for 51.97 ft; to a point where the centerline of Shoal Creek intersects the centerline of Spring Creek; thence up the centerline of Spring Creek as follows: Go S 89 deg 02 min E for 116.63 ft; thence S 46 deg 55 min E for 188.92 ft; thence S 77 deg 07 min E for 313.84 ft; thence S 86 deg 42 min E for 374.01 ft; thence N 75 deg 27 min E for 192.62 ft; thence N 66 deg 14 min E for 139.57 ft; thence N 89 deg 56 min E for 121.59 ft; thence S 60 deg 02 min E for 183.36 ft; thence S 85 deg 08 min E for 145.87 ft; thence S 57 deg 31 min E for 243.81 ft to a point where the centerline of Spring Creek intersects the centerline of Dry Creek; thence continue up the CL of Spring Creek as follows: Go North 56 deg 31 min East for 185.45 ft; thence N 57 deg 52 min E for 232.22 ft; thence N 25 deg 45 min E for 130.80 ft; thence N 03 deg 16 min W for 84.43 ft; thence N 28 deg 01 min E for 171.10 ft; thence N 14 deg 27 min E for 101.80 ft; thence N 42 deg 15 min E for 116.99 ft; thence departing from the centerline of Spring Creek go South 51 deg 33 min E for 643.83 ft; thence S 48 deg 51.5 min E for 42.34 ft; thence N 49 deg 45 min E for 248.00 ft; thence N 33 deg 53 min W for 100.82 ft; thence N 71 deg 02 min W for 138.69 ft; thence N 03 deg 58 min W for 90.75 ft; thence N 25 deg 04 min W for 30.00 ft. to the centerline of an existing chert road thence along said centerline as follows: go North 64 deg 56 min E for 79.91 ft; thence N 74 deg 6.5 min for 135.53 ft; thence N 75 deg 07 min E for 117.89 ft; thence N 83 deg 53 min E for 42.82 ft; hence N 38 deg 09 min E for 261.30 ft; thence N 50 deg 42.5 min E for 3.30 ft; thence N 39 deg 18 min W for 30.00 ft to a point on the N boundary of said road; thence N 39 deg 18 min W for 550.50 ft. to the centerline of said Spring Creek; thence up the centerline of Spring Creek as follows: Go North 28 deg 10 min E for 126.68 ft; thence N 40 deg 12.5 min E for 391.61 ft; thence S 59 deg 48.5 min E for 289.0 ft; thence N 41 deg 45.5 min E for 50.45 ft; to the East boundary of Section No. 15; thence N 03 deg 17 min W along said E boundary or 628.00 feet to an existing iron pin; thence N 02 deg 51 min W along said E boundary 1539.35 feet to the point of beginning, containing 253.2 acres, more or less.

LESS AND EXCEPT THE FOLLOWING PARCEL:**PARCEL I-B:**

A tract of land containing 3.41 acres, situated in NE $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, and more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 22 South, Range 3 West, and go North 89 deg. 50 min. West along the North boundary of the Southeast 1/4 of said Section for 2541.27 feet to the centerline of Shoal Creek; thence down centerline of Shoal Creek as follows: Go S 25 deg. 28 min. 193.08 thence S 36 deg. 43 min E for 185.74 ft; thence S 54 deg. 19 min E for 130.04 ft.; thence S 60 deg 57 min for 115.83 ft.; thence S 09 deg. 41 min. E for 96.02 ft.; thence S 26 deg 29 min W for 150.38 ft; thence S 66 deg 51 min W for 186.98 ft.; thence S 64 deg 58 min W for 230.57 ft; thence S 51 deg 11 min W for 173.40 ft.; thence S 09 deg 40 min W for 128.15 ft.; thence S 34 deg. 05 min. W for 140.41 ft.; thence N 75 deg 18 min W for 215.69 ft.; thence N 81 deg 48 min W for 244.76 ft.; thence S 70 deg 27 min. W for 222.41 ft; thence S 51 deg 58 min. W for 136.89 ft.; thence S 48 deg 34 min W for 188.97 ft; thence S 18 deg. 40 min. W for 124.12 ft; thence S 06 deg 55 min. E for 83.51 ft.; thence S 70 deg 16 min. E for 120.54 ft.; thence S 44 deg. 28 min. E for 137.44 ft.; thence S 34 deg 23 min E for 195.16 ft.; thence S 52 deg 37 min. E for 69.45 ft; thence S 22 deg 18.5 min E for 222.79 ft.; thence S 01 deg 32.5 min W for 212.20 ft; thence S 02 deg 58 min E for 269.10 ft.; thence S 04 deg.56 min E for 187.44 ft.; thence S 04 deg. 06 min. W for 333.57 ft; thence S 18 De. 01 min W for 279.76 ft.; thence S 60 deg. 16 min W for 174.81 ft.; thence S 40 deg. 32 min. W for 105.31 ft.; thence S 34 deg. 28 min. W for 51.97 ft. a point where the centerline of Shoal Creek intersects the centerline of Spring Creek; thence up the centerline of Spring Creek as follows: Go S 89 deg. 02 min. E for 116.63 ft.; thence S 46 deg 55 min. E for 188.92 ft.; thence S 77 deg 07 min E for 313.84 ft.; thence S 86 deg 42 min E for 374.01 ft; thence N 75 deg 27 min E for 192.62 ft.; thence N 66 deg 14 min E for 139.57 ft; thence N 89 deg 56 min. E for 121.59 ft; thence S 60 deg 02 min E for 183.36 ft. thence S 85 deg 08 min E for 145.87 ft.; thence S 57 deg. 31 min. E for 243.81 ft to a point where the centerline of Spring Creek intersects the centerline of Dry Creek; thence continue up the Centerline of Spring Creek as follows: Go North 56 deg 31 min East for 185.45 ft.; thence N 57 deg 52 min E for 232.22 ft; thence N 25 deg 45 min E for 130.80 ft.; thence N 03 deg 16 min. W for 84.43 ft; thence N 28 deg 01 min E for 171.10 ft; thence N 14 deg 27 min E for 101.80 ft.; thence N 42 deg 15 min E for 116.99 ft. to the POINT OF BEGINNING; thence departing from the centerline of Spring Creek go South 51 deg 33 min E for 643.83 ft.; thence S 48 deg 51.5 min. E for 42.34 ft.; thence N 49 deg 45 min. E for 248.00 ft.; thence N 33 deg 53 min. W for 100.82 ft; thence N 71 deg 02 min W for 138.69 ft; thence N 03 deg 58 min W; for 90.75 ft.; thence S 64 deg. 58 min W for 50.98 ft along southerly side of an existing chert road to the PC. of a non-tangent curve to the right with a radius of 83.72 feet, a central angle of 59°59'54" and a chord bearing of S 88 deg. 32 min. W; thence along said side of the chert road an arc length of 87.67 feet; thence go North 42 deg. 50 min W for 163.71 ft. along the side of the dirt road to the centerline of Spring Creek; thence S 71 deg 07 min W for 1.84 ft; thence S 88 deg 30 min 30 sec W for 117.89 ft; thence N 83 deg 53 min E for 42.82 ft; thence N 38 deg. 09 min E for 131.11 ft along said creek centerline; thence S 54 deg 59 min. W for 135.87 ft to the POINT OF BEGINNING.

Parcel II:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West and run North along the West line of said 1/4 1/4 Section to the intersection thereof with the Northwest right of way of the paved Spring Creek Highway, which is a point of beginning of the property herein described; thence run Northeasterly along the Northwest right of way of said highway to the SW corner of the property heretofore conveyed to W.G. Hood and wife, Anne Hood, as shown by deed recorded in Deed Book 207, page 560 in the Office of the Judge of Probate of Shelby County, Alabama; thence run along said Hood property line as follows: North 50 degrees West 251.35 feet; thence north 20 degrees West 720 feet to the south bank of Spring Creek; thence along the South bank of Spring Creek as follows; North 42 degrees 25' East 209.6 feet; thence North 32° 15' East 137.7 feet to the corner of property heretofore conveyed to A.E. Hamm and W. Elizabeth Ham as shown by deed recorded in Deed Book 207, page 554 in said Probate Office; then along said Hamm property line as follows: North 4° 36' West 52.6 feet; thence North 25° 04' west a distance of 269.12; thence north 77° 56' east a distance of 131.0 feet; thence north 67° 01' east along said Hamm property line to the intersection thereof with the east line of the NW 1/4 of SW 1/4 of Section 14, Township 22, Range 3 West; thence North along said 1/4 1/4 line to the NE corner of 1/4 1/4 Section; thence West along north line of 1/4 1/4 Section to a point which is 93 yards east of NW corner of said 1/4 1/4 Section; thence South to a point of the South line of said 1/4 1/4 Section which is 93 yards east of the SW corner of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 section to the NW corner of the east half of the SW 1/4 of the SW 1/4 of Section 14, Township 22, Range 3 West: thence

South along the West line of the east half of the SW 1/4 of SW 1/4; Section 14, Township 22, Range 3 West to the intersection thereof with the south line of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 Section to the intersection thereof with the NW right of way of the paved Spring Creek Highway; thence northeasterly along said NW right of way of said highway to the point of beginning.

PARCEL II-A:

Beginning at the Northeast corner of the SW 1/4 of SW 1/4, Section 17, Township 22 South, Range 3 West and run South 229 feet, thence West 249 feet which is the point of beginning, thence continue West 162.5 feet, thence southeast at an angle of 85 degrees 40 feet, thence West at an angle of 85 degrees 157 feet, thence southeast at an angle of 76 degrees 202 feet, thence northeast at an angle of 98 degrees 30 minutes 152 feet, thence South at an angle of 90 degrees 26 feet, thence West at a 90 degree angle 93 feet, thence Northwest at an angle of 90 degrees 252 feet to the point of beginning, containing one acre more or less.

PARCEL II-B:

A road 20 feet wide beginning at a point 219 feet South of the Northeast corner of SW 1/4 of SW 1/4 and run West 380.5 feet to a point in the center of said roadway 20 feet wide running Southeast at an angle of 85 degrees approximately 281 feet joining roadway running Northeast to Montevallo-Dogwood Road, rights are granted for use of water from the Gentry Springs water line. Survey made by J.R. McMillan, LS. Reg. 419.

PARCEL II-C:

That certain .56 acres conveyed by Lewis Raymond Knowles and wife Linda Lawson Knowles to Dr. Milton L. Orr, Jr. and wife, Joyce Orr, as recorded in Deed Book 328, at page 594, office of the Probate Judge of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING PARCELS:

(a) That certain .55 acres conveyed by Milton L. Orr, Jr., and wife Joyce G. Orr to Lewis Raymond Knowles and wife Linda Lawson Knowles, and recorded in Deed Book 328, at page 593, office of the Probate Judge of Shelby County, Alabama;

(b) That certain parcel conveyed by Wilderwood Farms, Inc. to Willard G. Hood and wife, Barbara Anne Hood, by Deed recorded in Instrument Number 1992-16381, office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West; thence run North along the West line of said 1/4-1/4 for 908.06 feet to a fence and the Point of Beginning; thence 135 degrees 28 minutes 40 seconds right run Southeasterly along said fence for 251.6 feet to the Northwestly R/W of Shelby County Highway #12; thence 93 degrees 41 minutes 34 seconds left run Northeasterly along said R/W for 27.90 feet; thence 92 degrees 40 minutes left run 251.35 to the Point of Beginning; thence 30 degrees 00 minutes 50 seconds right run 720.0 feet to the South bank of Spring Creek; thence 107 degrees 10 minutes 35 seconds left run along said creek for 127.64 feet to a fence; thence 82 degrees 48 minutes 10 seconds left run Southeasterly along said fence for 683.88 feet; thence 13 degrees 42 minutes 32 seconds left run 9.55 feet to the Point of Beginning situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons LS12945, dated May 1, 1992.

PARCEL II-D:

Commence at the S.W. Corner of Section 14, Township 22 South, Range 3 West, and run in a northerly direction along the westerly line of said section for a distance of 456.94 feet to the point of beginning of the parcel of land herein described, thence continue along the last stated course for a distance of 2175.57

feet to the N.W. corner of the N.W. ¼ of the S.W. ¼ of said section, thence turn an angle to the right of 92 deg. 46 min. 14 sec. and run in an easterly direction for a distance of 279.29 feet to a point, thence turn an angle to the right of 87 deg. 35 min. 10 sec. and run in a southerly direction for a distance of 1329.09 feet to a point, thence turn an angle to the left of 87 deg. 29 min. 51 sec. and run in an easterly direction for a distance of 378.11 feet to a point, thence turn an angle to the right of 86 deg. 35 min. 43 sec. and run in a southerly direction for a distance of 175 feet to a point in the centerline of spring creek, thence run in a westerly and southwesterly direction along the meander of the centerline of spring creek for a distance of 1080 feet more or less to the point of beginning of the parcel of land herein described, being situated in Shelby County, Alabama.

NOTE: The above legal for Parcel II is vague and unclear. We reserve the right to amend our binder upon receipt of a proper survey.

PARCEL III:

Commence at the SW Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N01°04'00"E, a distance of 2303.50' to the Southeastly R.O.W. line of Alabama Highway 119, R.O.W. varies; thence N42°21'00"E and along said R.O.W. line, a distance of 323.12' to the POINT OF BEGINNING; thence continue along the last described course and R.O.W. line, a distance of 802.75'; thence S46°18'15"E and along said R.O.W. line, a distance of 19.91'; thence N42°21'00"E and along said R.O.W. line, a distance of 87.00'; thence S45°16'14"E and leaving said R.O.W. line, a distance of 461.15'; thence S54°09'20"E, a distance of 616.07'; thence S74°34'45"E, a distance of 468.03'; thence S73°02'05"E, a distance of 427.52'; thence S44°14'58"E, a distance of 157.04'; thence S10°31'41"E, a distance of 350.21' to the Northerly bank of Shoal Creek; thence S31°52'35"E, a distance of 25.18' to the centerline of Shoal Creek, all further calls will be along said centerline of creek until otherwise noted; thence S51°11'13"W, a distance of 173.37'; thence S09°37'43"W, a distance of 128.11'; thence S34°03'43"W, a distance of 140.38'; thence N75°18'47"W, a distance of 215.69'; thence N81°48'47"W, a distance of 185.67'; thence N6°048'52"W and leaving said centerline of creek, a distance of 69.77'; thence N60°48'51"W, a distance of 2060.93' to the POINT OF BEGINNING.

PARCEL IV-A:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 88°14'45" W for a distance of 1399.86 feet to the POINT OF BEGINNING; thence N 88°17'06" W for a distance of 1236.59 feet; thence N 00°15'38" E for a distance of 2279.19 feet to the Southeastly R.O.W. line of Alabama Highway 119; thence N 52°04'25" E and along said R.O.W. line for a distance of 529.97 feet; thence S 37°55'35" E and leaving said R.O.W. line for a distance of 340.00 feet; thence S 52°04'25" W for a distance of 70.00 feet; thence S 37°55'35" E for a distance of 328.03 feet to a curve to the right, having a radius of 291.68 feet, and subtended by a chord bearing S 26°05'01" E, and a chord distance of 119.72 feet; thence along the arc of said curve for a distance of 120.58 feet to a reverse curve to the left, having a radius of 192.52 feet, and subtended by a chord bearing S 54°03'26" E, and a chord distance of 246.55 feet; thence along the arc of said curve for a distance of 267.57 feet; thence N 88°07'34" E for a distance of 20.48 feet; thence S 07°07'11" E for a distance of 1462.36 feet; thence S 00°15'38" W for a distance of 370.00 feet to the point of beginning.

PARCEL IV-B:

BEGIN at the SE Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°14'45"W for a distance of 1399.86'; thence N00°15'38"E for a distance of 370.00'; thence N77°03'01"E for a distance of 1312.54'; thence N00°38'12"W for a distance of 1201.70'; to a curve to the right, having a radius of 871.83, and subtended by a chord bearing S54°50'04"E, and a chord distance of 408.95'; thence along the arc of said curve for a distance of 412.80'; thence S 00°38'12"E for a distance of 1677.67'; thence N88°50'11"W for a distance of 221.29' to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an 80' Private Road and Access Easement, as recorded in Inst.#20200508000181100, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, together with and subject to Declaration of Easements recorded in Inst. No. 20201208000561540, in the Office of the Judge of Probate, Shelby County, Alabama.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 09:25:06 AM
\$40.00 BRITTANI
20260227000055860

