

SECOND AMENDED PARTIAL RELEASE DEED

THIS INDENTURE, made the 11th day of March, 1996, between the FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC"), acting in its capacity as Receiver for JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., which pursuant to 12 U.S.C. §1441a(m)(1) succeeded the RESOLUTION TRUST CORPORATION ("RTC") in its capacity as Receiver for JEFFERSON FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., hereinafter called Grantor, and JEFFERSON LAND SERVICES, INC., an Alabama corporation and DOUBLE OAKS ASSOCIATES, an Alabama General Partnership, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the Grantee all of Grantor's right, title and interest in and to those tracts of parcels of real property described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Premises").

The sole purpose of this Partial Release Deed is to release any and all interest Grantor may have in and to the Premises pursuant to the terms and conditions of that certain (i) Mortgage from Jefferson Land Services, Inc., an Alabama corporation and Double Oaks Associates, an Alabama General Partnership to Jefferson Federal Savings and Loan Association, dated November 11, 1986, in the original principal amount of \$2,000,000.00, recorded in Real Book 110, Page 128, Shelby County, Alabama Records; and corrected by instrument recorded in Real Book 225, Page 762, aforesaid records; and corrected in Real Book 225, Page 753, aforesaid records; and (ii) that certain Mortgage from Jefferson Land Services, Inc., an Alabama corporation and Double Oaks Associates, an Alabama General Partnership to Jefferson Federal Savings and Loan Association, dated January 31, 1989, in the original principal amount of \$1,000,000.00, recorded in Real Book 225, Page 790, aforesaid records (collectively the "Mortgages").

By its execution and delivery hereof, Grantor represents that it is the true owner and holder of the Mortgages and has the power and authority to execute and deliver this Partial Release Deed.

THIS DEED IS AN INSTRUMENT TO CLEAR TITLE ONLY; ACCORDINGLY, NO TRANSFER TAXES ARE DUE HEREON.

TO HAVE AND TO HOLD the Premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to Premises or appurtenances, or any rights thereof.

EXECUTED as of this 11th day of March, 1996.

04/22/1996-13014
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50

Inst # 1996-13014

FEDERAL DEPOSIT INSURANCE CORPORATION,
Acting in its capacity as Receiver for JEFFERSON
FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A.,
which pursuant to 12 U.S.C. §1441a(m)(1) succeeded the
RESOLUTION TRUST CORPORATION ("RTC") in its
capacity as Receiver for JEFFERSON FEDERAL SAVINGS
AND LOAN ASSOCIATION, F.A.

FEDERAL DEPOSIT INSURANCE CORPORATION,
Receiver for JEFFERSON FEDERAL SAVINGS AND
LOAN ASSOCIATION, F.A.

By: 

Name: ANTHONY R. THOMAS

Title: Its Attorney-in-Fact

DISTRICT OF COLUMBIA *

I Sabrina R. Jones, do hereby certify that Federal Deposit Insurance Corporation ("FDIC"), acting in its capacity as Receiver for Jefferson Federal Savings and Loan Association, F.A., which pursuant to 12 U.S.C. §1441a(m)(1) succeeded the Resolution Trust Corporation ("RTC") in its capacity as Receiver for Jefferson Federal Savings and Loan Association, F.A., by Anthony R. Thomas, its attorney-in-fact, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11th day of March, 1996.

Sabrina R. Jones
Notary Public for the District of Columbia

My Commission Expires: 3/14/99

EXHIBIT A

Lot C-2, C-3, C-4 and C-5, according to the Survey of Eagle Point, First Sector, Phase II, as recorded in Map Book 14, Page 113, in the Office of The Judge of Probate of Shelby County, Alabama.

Inst # 1996-13014

04/22/1996-13014
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NEL 14.50