

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

Jimmy Bui
580 Village Blvd, Suite 280
LAFB, FL 33409

_____[SPACE ABOVE LINE FOR RECORDING INFORMATION]_____

**RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT AND FIXTURE FILING**

GOLDMAN SACHS SPECIALTY LENDING GROUP, L.P., a Delaware limited partnership (the “**Grantee**”), is the owner and holder of that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing made by Ruby Tuesday, Inc., a Georgia corporation (the “**Grantor**”) in favor of Grantee, dated as of December 21, 2017, recorded March 9, 2018 as Document No. 20180309000076470, in the Shelby County, Alabama Records (the “**Security Agreement**”).

The Security Agreement encumbers the property described on Exhibit “A” attached hereto.

Grantee, without covenant or warranty, express or implied, surrenders the Security Agreement as canceled. Grantee hereby directs the Registrar of Deeds to cancel the same of record, and hereby proclaims all of the real and personal property encumbered by the Security Agreement to be forever freed, exonerated and discharged from the lien and operation of the Security Agreement.

This release of the Security Agreement is not a satisfaction, discharge or cancellation of, and is not intended to satisfy, discharge or cancel the indebtedness secured by the Security Agreement, which indebtedness remains outstanding and payable in accordance with its terms. Such indebtedness is secured by other mortgages, deeds of trust and deeds to secure debt on properties other than the property secured by the Security Agreement. This release of the Security Agreement is not intended to and does not satisfy, cancel, discharge or release any other mortgage, deed of trust or deed to secure debt securing all or any portion of such indebtedness.

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**SIGNATURE PAGE TO
RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT AND FIXTURE FILING**

This instrument is effective as of August 13, 2019.

GOLDMAN SACHS SPECIALTY LENDING
GROUP, L.P., a Delaware limited partnership

By: [Signature]

Name: Stephen W. Hipp
Title: Authorized Signatory

STATE OF Texas)
COUNTY OF Dallas)

On this 12th day of August, 2019, personally appeared Stephen W. Hipp as Authorized Signatory of GOLDMAN SACHS SPECIALTY LENDING GROUP, L.P., a Delaware limited partnership, who is [] personally known to me or [] proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

[Signature]
Notary Public
My commission expires: Sept-4, 2021

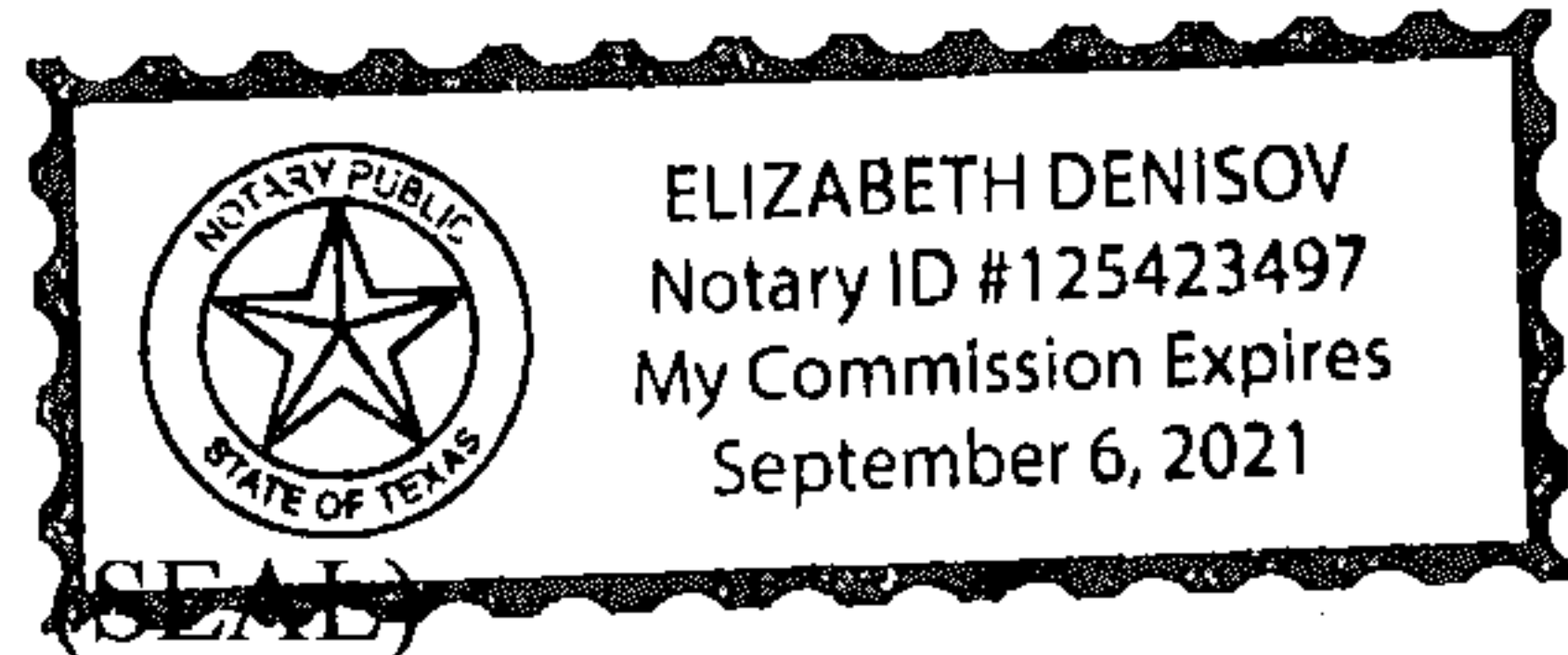


EXHIBIT A

A parcel of land lying on the North side of Alabama Highway No. 119 (a.k.a. Cahaba Valley Road) in the City of Pelham, Shelby County, Alabama, being a portion of the Northeast quarter of the Southeast quarter of Section 31, Township 19 South, Range 2 West and being more particularly described as follows:

Commencing at the Southeast corner of Lot C-1 of the Survey of Cahaba Valley Park North as recorded in Map Book 13, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, said point being a 5/8 inch rebar (cap illegible) and the point of beginning of the parcel herein described, said point lying on the North right of way of Alabama Highway No. 119; thence leaving said right of way North 30° 11' 08" West 200.13 feet to a 5/8 inch rebar (cap 11375); thence North 59° 50' 32" East 200.17 feet to a 5/8 inch rebar (cap illegible); thence South 30° 03' 53" East 200.04 feet to a 5/8 inch rebar lying on the North right of way of Alabama Highway No. 119; thence along said right of way South 59° 48' 54" West 199.75 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2019 03:05:36 PM
\$21.00 CHARITY
20190816000299890

Allie S. Boyd