

PARTIAL RELEASE OF RECORDED LIEN

STATE OF ALABAMA)

SHELBY COUNTY)

The undersigned, UNION STATE BANK, as Mortgagee in that certain Mortgage given by INTERSTATE RESTAURANT INVESTORS, AN ALABAMA GENERAL PARTNERSHIP and FRANK C. ELLIS, JR., to UNION STATE BANK, said Mortgage being recorded in Instrument #1995-04568 and amended in Instrument #1995-18758, in the Office of the Judge of Probate of Shelby County, Alabama, and said Mortgage being dated February 20, 1995, hereby releases the property described in Exhibit "A" from the lien of the Mortgage, as amended, however, the Mortgage as amended shall remain intact as to the balance of the property encumbered in said Mortgage.

DONE this 28 day of February, 1996.

UNION STATE BANK

By:

Its:

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rex V. Maxamow, whose name as President of UNION STATE BANK, a state banking institution, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said state banking institution on the day the same bears date.

Given under my hand and seal this 28 day of February, 1996.

Notary Public

My Commission Expires: 3-1-98

Inst # 1996-08140

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SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT "A"

A parcel of land located in the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 31; thence run North along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec., 1325.96 feet; thence right 129 deg. 39 min. 13 sec. 359.51 feet; thence left 90 deg. 00 min., 137.0 feet to the point of beginning; thence continue on last stated course 182.0 feet to the Easterly right of way of U. S. Highway 31; thence right 90 deg. 00 min. 136.39 feet Northerly along said right of way; thence right 90 deg. 00 min., and leaving said right of way run in an Easterly direction along the South property line of Union state Bank 175.0 feet; thence 90 deg. 00 min. 00 sec. right and leaving said property line run in a Southerly direction 17.89 feet; thence 90 deg. 00 min. 00 sec. left run in an Easterly direction 7.00 feet; thence 90 deg. 00 min. 00 sec. right run in a Southerly direction 118.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-08140

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