

## RELEASE OF LIENS

STATE OF ALABAMA §  
COUNTY OF SHELBY §

KNOW ALL PERSONS BY THESE PRESENTS:

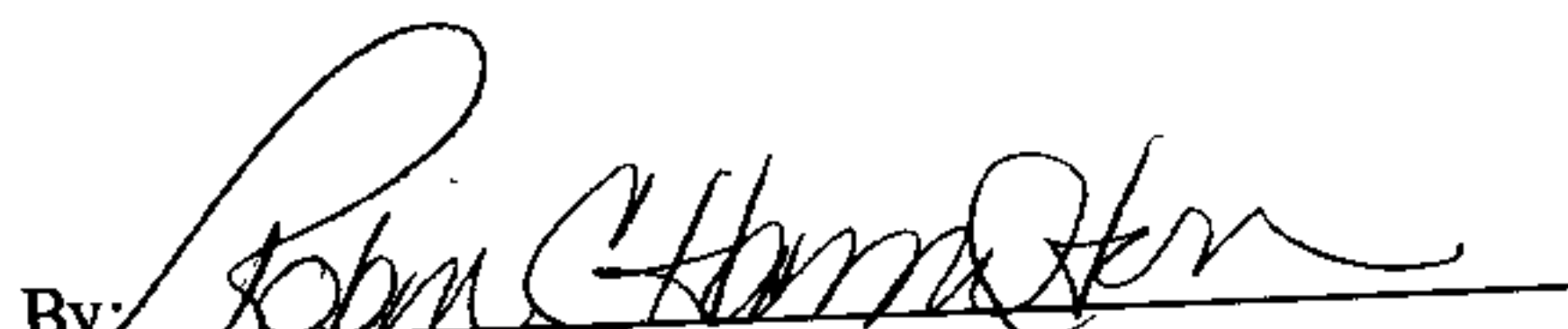
THAT the undersigned, **WELLS FARGO BANK (TEXAS), NATIONAL ASSOCIATION, AS AGENT**, having an office address of 505 Main Street, Suite 300, Fort Worth, Texas 76102, the present legal and equitable owner and holder of that one certain revolving credit note dated December 30, 1992, as modified, executed by Pier Group, Inc., payable to the order of First Interstate Bank of Texas, N.A., as Agent [now Wells Fargo Bank (Texas), National Association, as Agent], secured by, among other things, (i) a Mortgage and Security Agreement and UCC Financing Statement for Fixture Filing executed by Pier Group, Inc. recorded in Instrument No. 1996-14796 in the Probate Office of Shelby County, Alabama; (ii) an Absolute Assignment of Rents, Income and Leases executed by Pier Group, Inc. recorded in Instrument No. 1996-14797 in the Probate Office of Shelby County, Alabama; and (iii) a Financing Statement executed by Pier Group, Inc. recorded in Instrument No. 1996-14798 in the Probate Office of Shelby County, Alabama, (the Mortgage and Security Agreement and UCC Financing Statement for Fixture Filing; the Absolute Assignment of Rents, Income and Leases; and the Financing Statement are hereafter collectively referred to as the "Security Instruments"), each of such Security Instruments, as modified, covering the real property described in **EXHIBIT "A"** attached hereto, for a good and valuable consideration paid -- the undersigned acknowledging full payment and satisfaction of the indebtedness secured by the Security Instruments -- has **RELEASED AND DISCHARGED** and by these presents **RELEASES AND DISCHARGES** the real property described in **EXHIBIT "A"** from all liens and security interests held by the undersigned.

Effective as of the 28th day of February, 1997.

Signed in the presence of:

**WELLS FARGO BANK (TEXAS), NATIONAL ASSOCIATION** (formerly First Interstate Bank of Texas, N.A.), **AS AGENT**

  
Witness: J. WILLIAM MCCOY

By:   
Robin Hamilton, Vice President

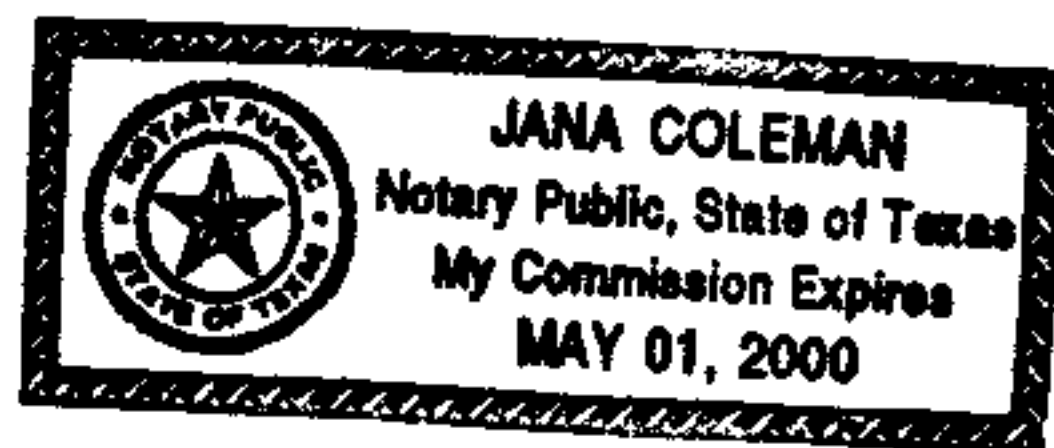
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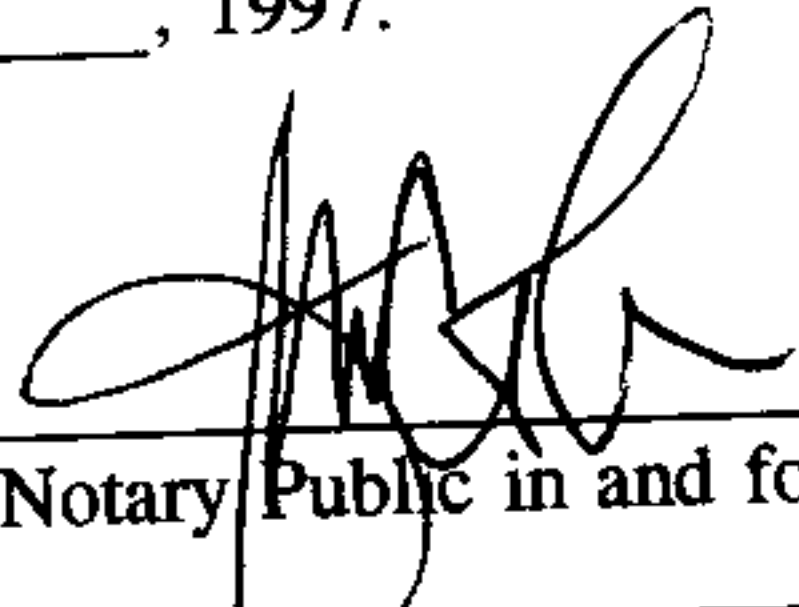
  
Witness: CYNTHIA D. FUNDERBURK

06/03/1997-17201  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 16.00

STATE OF TEXAS           §  
                                     §  
COUNTY OF TARRANT   §

I, the undersigned Notary Public in and for said county and state, hereby certify that Robin Hamilton, whose name as Vice President of Wells Fargo Bank (Texas), National Association, a national banking association, (formerly First Interstate Bank of Texas, N.A.), as Agent, 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 the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said association. Given under my hand this 26th day of February, 1997.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
\_\_\_\_\_  
(Type or Print Notary's Name)  
My Commission Expires: \_\_\_\_\_

After recording, return to:  
Wells Fargo Bank (Texas), National Association  
505 Main Street, Suite 300  
Fort Worth, Texas 76102  
Attn: Robin Hamilton

This instrument was prepared by:

✓ Mark Bishop  
✓ Kelly, Hart & Hallman  
201 Main Street, Suite 2500  
Fort Worth, Texas 76102

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I

Lot D-1 of PIER I IMPORTS SURVEY, as recorded in Map Book 21, page 13, in the office of the Judge of Probate of Shelby County, Alabama.

Situated in the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section and run north along the east line of said 1/4-1/4 section 876.66 feet to the Southeast corner of INVERNESS CORNERS OUTPARCEL "D"; thence 90 degrees 00 minutes 00 seconds left and run westerly for 152.80 feet to the P.O.B. of the parcel herein described; thence continue along the last stated course for 17.14 feet; thence 118 degrees 57 minutes 14 seconds right and run northeasterly for 74.30 feet to the beginning of a curve to the left, said curve having a radius of 30.00 feet and subtending a central angle of 90 degrees 00 minutes 00 seconds; thence run northwesterly along the arc of said curve for 47.12 feet to the end of said curve; thence at tangent to said curve run northwesterly 191.11 feet to point on a curve on the back of curb of INVERNESS CORNERS ACCESS DRIVE; said curve having a radius of 100.00 feet and a central angle of 21 degrees 23 minutes 43 seconds; thence run northwesterly along said back of curb and arc of curve 37.34 feet to the Point of Tangent; thence run northeasterly along said back of curb 110.82 feet to a Point on Curve on the southwesterly right of way of U.S. Highway No. 280, said curve having a radius of 3474.05 feet and a central angle of 04 degrees 00 minutes 46 seconds; thence right 89 degrees 21 minutes 54 seconds to the tangent of said curve and run southeasterly along said southwesterly right of way and arc of curve 243.31 feet to a point on said curve; said point being 32.39 feet as measured along the arc of said curve west of the east line of said 1/4-1/4 section line; thence 94 degrees 38 minutes 52 seconds right from tangent of said curve and run southwesterly for 254.51 feet to the Point of Beginning.

PARCEL II

Perpetual and non-exclusive easement for access on an over the site development; use of parking facilities and through all common areas and private use areas, for purposes of ingress and egress to the adjacent shopping center appurtenant to Parcel I all as created by that certain Reciprocal Easement Agreement dated the 30 day of April, 1996 by and between Metropolitan Life Insurance Company and Pier Group, Inc. as recorded in Instrument 1996, Page 14793, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL III

Non-Exclusive Easement for access as set forth in instrument dated 26 day of April, 1996 by and between Metropolitan Life Insurance Company and Pier Group, Inc. recorded in Instrument 1996, Page 14794, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1997-17201

06/03/1997-17201  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 16.00