

**ASSIGNMENT OF MORTGAGE**  
**(ALABAMA)**

For value received, the undersigned does hereby assign, sell, bargain, convey, transfer and set over, without recourse, to LASALLE NATIONAL BANK, as trustee for the registered holders of FFCA Secured Franchise Loan Trust 1998-1 Secured Franchise Loan-Backed Bonds, pursuant to that certain Indenture dated as of April 1, 1998 ("Assignee"), located at 135 South LaSalle Street, 17<sup>th</sup> Floor, Chicago, Illinois 60674-4107, ATTENTION: Asset Backed Securities Trust Services, Ref: FFCA 1998-1, its successors and assigns, that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing executed by E-Z Serve Convenience Stores, Inc., a Delaware corporation, as Mortgagor, and delivered to the undersigned, as Mortgagee, and recorded on February 3, 1998, as Instrument Number 1998-03584, in the Judge of Probate Office of Shelby County, Alabama, together with the debt thereby secured, the note therein described and the interest of the undersigned in and to the lands and property conveyed by said mortgage.

IN WITNESS WHEREOF, each of the undersigned has hereunto set his hand and seal, or has caused this instrument to be executed in this corporate name by its officer(s) thereunto duly authorized, as of this 1 day of April, 1998.

ASSIGNOR:

FFCA ACQUISITION CORPORATION,  
a Delaware corporation

By

  
Dennis L. Ruben  
Executive Vice President  
and General Counsel

Return To:

LEXIS Document Services  
801 Adlai Stevenson Drive  
Springfield, IL 62703  
Phone: (217) 544-5900



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(FM N) - Team(E)

Debtor: Assignment of Mortgage between FFCA  
Juris: Judge of Probate - Recording Department, , AL

8000-6064/Unit # 4416

06/09/1998-21190  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 13.50

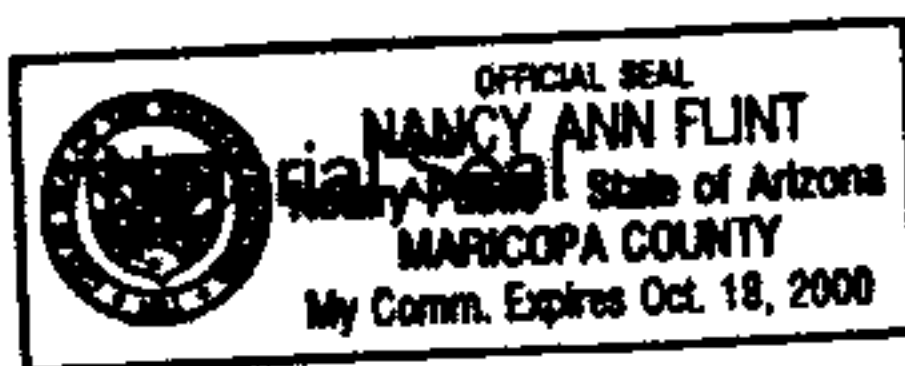
Inst # 1998-21190

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STATE OF ARIZONA       )  
                                      ) ss.  
COUNTY OF MARICOPA   )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Dennis L. Ruben whose name as Executive Vice President and General Counsel of FFCA Acquisition Corporation, a Delaware corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 5 day of May, 1998.



[Signature]  
Notary Public

My Commission Expires: Oct. 18, 2000

This document prepared by:

Andrew G. Kent, Esq.  
Franchise Finance Corporation of America  
17207 North Perimeter Drive  
Scottsdale, Arizona 85255

Exhibit "A"

Commence on the East line of Section 26, Township 21, Range 1 West, at a point 1010.86 feet North of the one-half mile corner of said Section 26; thence North 73 degrees, 20 minutes East 16 feet to the point of beginning; run thence South 04 degrees, 15 minutes, East for a distance of 125 feet along the East margin of an alley leading South from East College Street to a point; run thence North 73 degrees, 05 minutes East 151.23 feet to a point; run thence North 15 degrees, 15 minutes West 125 feet to the North side of the paved sidewalk on the South side of East College Street; run thence South 71 degrees, 45 minutes West along North margin of sidewalk a distance of 128 feet to point of beginning; being situated in the southwest quarter of northwest quarter of Section 25, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama.

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Slave No. 4416 - Columbiana, AL

No applicable PCA #