

Regions Bank

PARTIAL RELEASE

STATE OF Alabama)
Shelby COUNTY)

For and in consideration of One Dollar (\$1.00) and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned REGIONS BANK, a corporation, does hereby release and discharge from the lien of that certain mortgage executed by Interstate Restaurant Investors, Frank C. Ellis, Jr., Philip P. Mulkey, Sidney L. Aultman and John Thomas Hunter Williams dated May 8, 1998 recorded in Volume Instrument #1998-17195 Page Probate Records of Shelby County, the following described property:

See attached exhibit for legal description.

Inst. # 1998-38720
10/05/1998-38720
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.00

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage in said mortgage and the note thereby secured shall continue in full force and effect, and the said REGIONS BANK, a corporation, shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.

IN WITNESS WHEREOF, the undersigned, REGIONS BANK, a corporation, has caused these presents to be executed by Charles L. Watkins, Jr. its Vice President, duly authorized thereof, on this 2nd day of October, 1998

REGIONS BANK

By Charles L. Watkins, Jr.

STATE OF Alabama)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for Said County and State hereby certify that Charles L. Watkins, Jr. whose name as Vice President of REGIONS BANK, a corporation, is signed to the foregoing release, and who is known to me, acknowledge 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 2nd day of October, 1998

[Signature]
Notary Public

MY COMMISSION EXPIRES FEBRUARY 7, 2000

EXHIBIT A

STATE OF ALABAMA
SHELBY COUNTY

A parcel of land situated in the southeast corner of the Southwest one-quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the said Southwest one-quarter of Section 31; thence run in a northerly direction along the east boundary of the said Southwest one-quarter for a distance of 506.79 feet; thence turn a deflection angle to the left 121 degrees 25 minutes 36 seconds and run in a southwesterly direction for a distance of 1325.96 feet; thence turn a deflection angle to the right 129 degrees 40 minutes 07 seconds and run in a northeasterly direction for a distance of 727.61 feet to the POINT OF BEGINNING; thence continuing in the last said course for a distance of 315.39 feet to a point on the south right-of-way line of Alabama Highway No. 119 and a point on a curve to the left, said curve having a radius of 1979.80 feet, a central angle of 05 degrees 20 minutes 52 seconds and a chord distance of 184.73 feet; thence turn an interior angle to the left 100 degrees 50 minutes 29 seconds to the chord of said curve and run in a easterly direction along said right-of-way line and along said curve for a distance of 184.80 feet; thence leaving said right of way, turn an interior angle to the left 102 degrees 31 minutes 45 seconds from chord of said curve and run in a southeasterly direction for a distance of 238.98 feet; thence turn an interior angle to the left 169 degrees 40 minutes 48 seconds and run in a southwesterly direction for a distance of 65.01 feet; thence turn an interior angle to the left 90 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 298.62 feet to the POINT OF BEGINNING.

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