

This instrument prepared by:
John E. Hagefstration, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, Insko Services, Inc, an Alabama corporation ("Assignor") does hereby grant, bargain, sell, convey, assign, and deliver to Thomas J. Adams and Richard M. Adams ("Assignees"), their respective heirs, executors, successors and assigns, that certain Mortgage and Security Agreement executed by Champions, L.L.C., an Alabama limited liability company ("Mortgagor"), and delivered to Assignor, which was recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument 1998-29859, as amended by that certain First Amendment to Mortgage and Security Agreement recorded in said Probate Office as Instrument 1999-52020, together with all indebtedness secured thereby and all interest of the undersigned in and to the lands and property conveyed by said mortgage and together with all interest of Assignor in and to the following described instrument: (i) Assignment of Leases and Rents recorded as Instrument 1998-29860, and (ii) UCC-1 financing statement recorded as Instrument 1998-29861.

TO HAVE AND TO HOLD unto Assignees, their heirs, executors, successors and assigns forever.

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its officer thereunto duly authorized on or as of the 22nd day of December, 1999.

INSCO SERVICES, INC.

By: [Signature]
Its: [Signature]

Inst # 1999-52021

12/28/1999-52021
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Tom S. Adams, whose name as President of Insko Services, Inc., an Alabama corporation, 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, 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 December, 1999.

Elizabeth M. Zisselle

Notary Public

[NOTARIAL SEAL]

My commission expires: 4/16/02

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SHELBY COUNTY, JUDGE OF PROBATE
11.00