

**PARTIAL RELEASE FROM MORTGAGE
AND FROM UCC FINANCING STATEMENT**

KNOW ALL MEN BY THESE PRESENTS: That whereas the undersigned Compass Bank is the owner and holder of record of that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565880 ("Mortgage"); and

FURTHER, That whereas the undersigned Compass Bank is the owner and holder of record of that certain Assignment of Rents and Leases executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565890 ("Assignment of Rents"); and

FURTHER, That whereas the undersigned Compass Bank is the owner and holder of record of that certain UCC Financing Statement executed by AIG Baker Brookstone, L.L.C., a Delaware limited liability company, to Compass Bank, an Alabama banking corporation, dated November 13, 2002, filed in the Office of the Judge of Probate of Shelby County, Alabama under Instrument Number 20021113000565900 ("Financing Statement");

WHEREAS, for the consideration herein set out, the undersigned has agreed to release from the lien of said mortgage and the lien of the said financing statement on the hereinafter described land.

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) paid to the undersigned, on the execution and delivery of this instrument, the receipt and sufficiency of which sum is hereby acknowledged, the undersigned does hereby RELEASE, REMISE, CONVEY AND QUITCLAIM unto the said AIG Baker Brookstone, L.L.C. and its successors and assigns from the lien, operation and effect of said Mortgage, Assignment of Rents and Financing Statement that part of the land described in said Mortgage which is described as follows:

Lot 2 of "THE VILLAGE AT LEE BRANCH" Section 1, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 31, Page 17, being the same property as Lot 2 of "THE VILLAGE AT LEE BRANCH" Phase 1-Revision1, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 31, Page 43A & 43B

As to all other land described and conveyed in said Mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said AIG Baker Brookstone, L.L.C., its successors and assigns forever.

This release is given for the purpose of enabling AIG Baker Lee Brookstone, L.L.C. to make a valid conveyance of said land free and clear of the lien of said Mortgage.

IN WITNESS WHEREOF, COMPASS BANK, an Alabama banking corporation, has caused this release to be executed by its duly authorized officer this 30 day of June, 2003.

COMPASS BANK

By: _____

Its Senior Vice President

ACKNOWLEDGMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said Count in said State, hereby certify that R Scott Pulliam, whose name as Senior Vice President of Compass Bank, an Alabama banking corporation, is signed to the foregoing 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 the 30th day of June, 2003.

Bonhava Gene M. Van
NOTARY PUBLIC

My commission expires:

11-25-06