


RETURN AFTER RECORDING TO:
Hatcher, Stubbs, Land, Hollis & Rothschild, LLC
Attn: William C. Pound, Esq.
P. O. Box 2707
Columbus, GA 31902-2707


20040922000522290 Pg 1/3 20.00
Shelby Cnty Judge of Probate, AL
09/22/2004 11:53:00 FILED/CERTIFIED

**AFTER RECORDING RETURN TO
SLUTZKY, WOLFE AND BAILEY, LLP
2255 CUMBERLAND PARKWAY
BUILDING 1300
ATLANTA, GEORGIA 30339-4503**

Spectrum Store 103 and Part
of Spectrum Store 107

STATE OF GEORGIA,
COUNTY OF MUSCOGEE.

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the payment of One Dollar (\$1.00) and other valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, COLUMBUS BANK AND TRUST COMPANY does hereby release and discharge those certain tracts or parcels of land described on Exhibit "A" attached hereto and made a part hereof by this reference, from the lien and operation of the following instruments recorded in the Office of the Probate Judge of Shelby County, Alabama, to-wit:

1. Mortgage, Security Agreement, Assignment of Leases and Rents dated December 29, 2000, from Spectrum Realty, Inc. to SouthTrust Bank, recorded as **Instrument Number 2001-02853**, as said Mortgage was consolidated, amended and restated, by that certain Consolidated, Amended and Restated Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing from Spectrum Realty, Inc., to General Electric Capital Business Asset Funding Corporation, dated March 23, 2001, and recorded as **Instrument Number 2001-41721**, and as further amended by that certain First Amendment to Consolidated, Amended and Restated Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing from Spectrum Realty, Inc. to the undersigned dated September 13, 2004, and recorded as **Instrument Number 20040915000514620**

2 Subordination, Attornment and Lessee-Lessor Estoppel Agreement from Spectrum Realty, Inc. and Spectrum Stores, Inc. to General Electric Capital Business Asset Funding Corporation, dated March 23, 2001, and recorded as **Instrument Number 2001-41724**, as amended by that certain First Amendment to Subordination, Attornment and Lessee-Lessor Estoppel Agreement from Spectrum Realty, Inc. and Spectrum Stores, Inc. to the undersigned, dated September 13, 2004, and recorded as **Instrument Number 20040915000514630**

It is understood, however, that the execution of this release shall in no wise operate to release or impair the lien or security of the aforesaid instruments upon the property remaining subject thereto.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed, by its duly authorized officer, this 15th day of September, 2004.

COLUMBUS BANK AND TRUST COMPANY

By:

Troy D. Mahone
Vice President

(Bank Seal)

ACKNOWLEDGEMENT

STATE OF GEORGIA,
COUNTY OF MUSCOGEE.

I, the undersigned, a Notary Public, in and for said County and State, does hereby certify that Troy D. Mahone, whose name as Vice President of Columbus Bank and Trust Company, is signed to the foregoing Partial Release, 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 Columbus Bank and Trust Company, on the day the same bears date.

GIVEN under my hand and official seal this 15 day of September, 2004.

Haylee A. Alligood
Notary Public, Muscogee County, Georgia
My Commission expires December 26, 2004

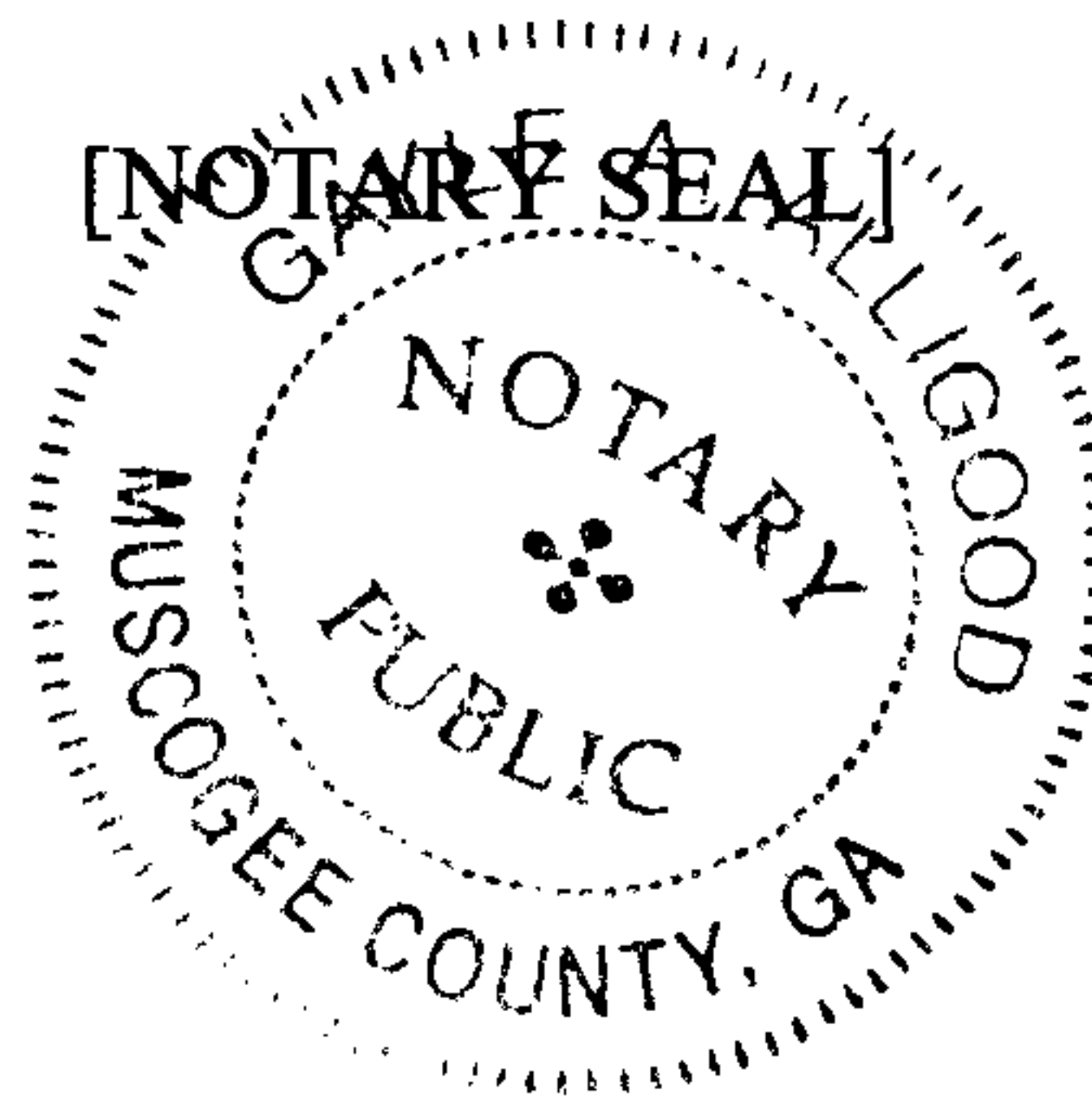


EXHIBIT "A"

Tract One -- Spectrum Store 103, 615 Cahaba Valley Road, Pelham, Alabama

All that lot, tract or parcel of Property situate, lying and being located in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 19 South, Range 2 West; thence run North along the West line of said 1/4 - 1/4 section line for a distance of 541.25 feet; thence run North 55°37'24" East for a distance of 44.03 feet to the point of beginning; from the point of beginning thus obtained, run North 30°11'06" West for a distance of 159.93 feet; thence run North 59°48'54" East for a distance of 200.00 feet; thence run South 30°11'06" East for a distance of 200.00 feet; thence run South 59°48'54" West along the Northwestern right of way line of Alabama Highway No. 119 for a distance of 200.00 feet; thence run North 30°11'06" West for a distance of 40.07 feet to the point of beginning.

Tract Two -- Part of Spectrum Store 107, 4734 US Hwy 280, Birmingham, Alabama

All that lot, tract or parcel of land lying, situate and being located in part of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly shown and identified as LOT "B", 56,750 SQ. FT. \pm , 1.303 ACRES \pm on that certain plat of survey entitled "SPECTRUM - 280 SUBDIVISION," dated April 29, 2003, prepared by Laurence D. Weygand, Reg. RE. & L.S. # 10373, which plat of survey was recorded on January 27, 2004, in Map Book 32, page 111, in the Office of the Probate Judge of Shelby County, Alabama, to which plat reference is made for the more particular description of said LOT B.