

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARTIAL ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD L. TASICH and wife, BETTY V. LEE-TASICH (Hereinafter "Assignor"), for value received in the amount of \$24,750.00 from RITCHIE PROPERTIES, INC. (hereinafter "Assignee") does hereby, with recourse, sell assign, transfer, convey, set over and deliver to the said Assignee, its successors and assigns, to the extent of the consideration paid herein, which represents the real estate sales commission owed to the Assignee by the Assignor, that certain mortgage executed by EL POBLANO MEXICAN RESTAURANT, INC. dated November 10, 2004 and recorded in Instrument # 20041124000647090, in the Office of the Judge of Probate of Shelby County, Alabama, together with the debt thereby secured, the promissory note or notes therein described and that part of Assignor's right, title and interest in and to the property described in said mortgage to the extent described hereinabove.

TO HAVE AND TO HOLD unto the said Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Assignor has caused this assignment to be executed on this 10th day of November, 2004.



Richard L. Tasich

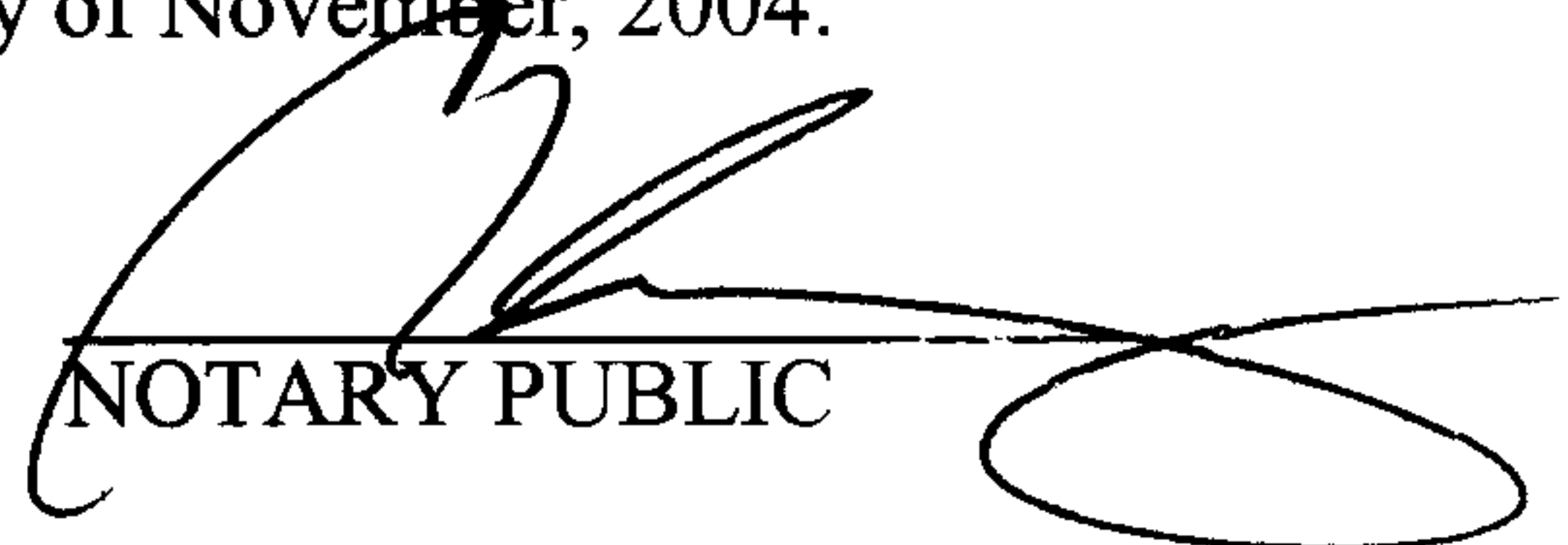


Betty V. Lee-Tasich

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Richard L. Tasich and wife, Betty V. Lee-Tasich, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2004.


NOTARY PUBLIC

My Commission Expires: 6-5-2007

This Instrument Prepared By:
Clayton T. Sweeney, Attorney
2700 Hwy. 280 East, Suite 160
Birmingham, AL 35223

CLAYTON T. SWEENEY, ATTORNEY AT LAW