

This instrument prepared by:

Ray D. Gibbons, Esq.
Burr & Forman LLP
3100 Wachovia Tower
420 North 20th Street
Birmingham, Alabama 35203

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES (the "Assignment") is made as of the 29th day of June, 2006, by **D. BRUCE IRWIN**, an individual resident of the State of Alabama, whose address is 2147 Riverchase Office Road, Birmingham, Alabama 35244 (the "Borrower") in favor of **RENASANT BANK**, a banking corporation organized under the laws of the State of Mississippi, and qualified to do business in Alabama, whose address is 301 North 20th Street, Birmingham, Alabama 35203, Attention: Mr. Don Pruett (the "Bank"). Any capitalized term used herein but not defined shall have the meaning ascribed to such term in that certain Credit Agreement of even date herewith between Borrower and Bank (as amended from time to time, the "Credit Agreement").


FOR VALUE RECEIVED, to secure the Obligations, Borrower hereby sells, assigns, transfers and sets over unto Bank, its successors and assigns, all leases presently existing or hereafter made, whether written or verbal, or any letting of, or agreement for the use or occupancy of, any part of the Mortgaged Property described in Schedule "A-1" attached hereto, and the improvements located or to be located thereon, and each modification, extension, renewal and guarantee thereof (collectively, the "Assigned Leases"), including, without limitation, all the rents, issues, and profits now due and which may hereafter become due (collectively, the "Rents") under or by virtue of the Assigned Leases, together with all claims and rights to the payment of money at any time arising in connection with any rejection or breach of any of the Assigned Leases under Bankruptcy Law, including without limitation, all rights to recover damages arising out of such breach or rejection, all rights to charges payable by a tenant or trustee in respect of the leased premises following the entry of an order for relief under the Bankruptcy Law in respect of a tenant and all rentals and charges outstanding under the Assigned Lease as of the date of entry of such order for relief.

If an Event of Default shall have occurred, Bank shall have the rights and remedies provided for under the other Loan Documents and under applicable Law.

This Assignment shall be binding upon Borrower, its heirs and assigns and subsequent owners of the Mortgaged Property, or any part thereof, and shall inure to the benefit of Bank, its successors and assigns and any holder of the Note.

* * * * *

IN WITNESS WHEREOF, this Assignment has been duly executed as of the day and year first above written.

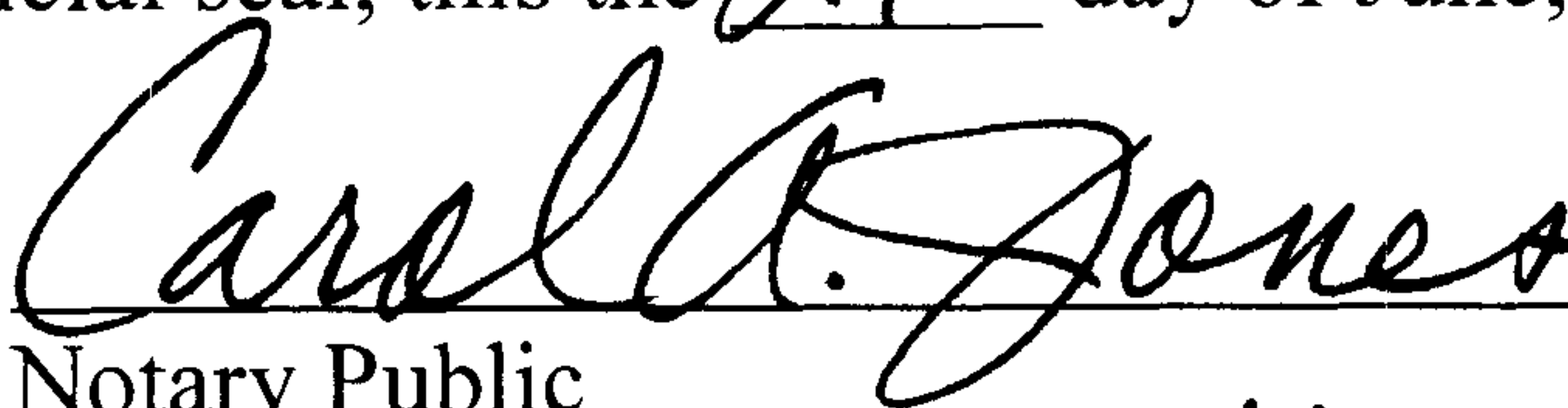


D. Bruce Irwin
By Randy Johnson
Attorney in Fact

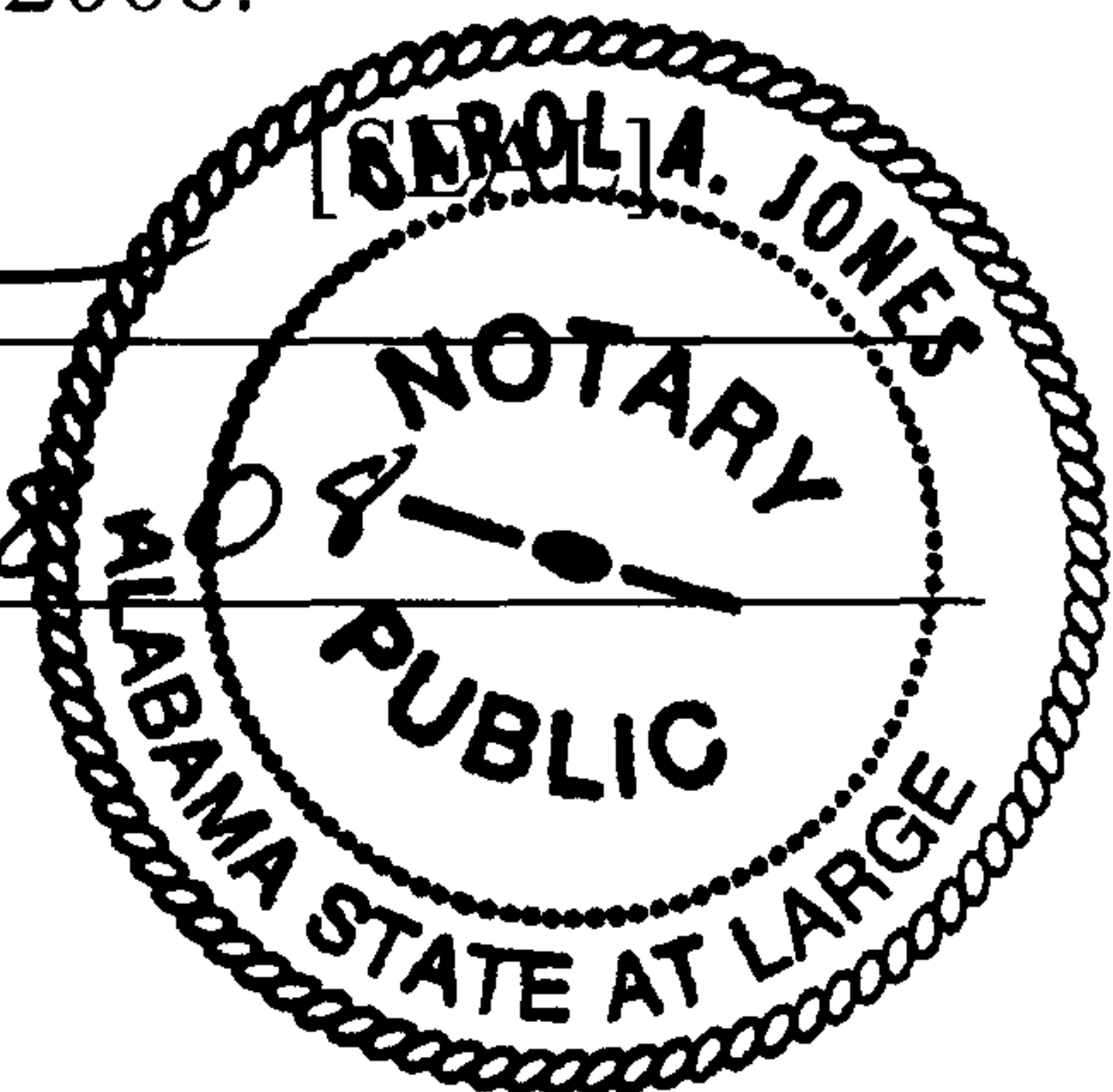
STATE OF ALABAMA
COUNTY OF JEFFERSON

Randy Johnson, as Attorney-in-Fact for
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that D. Bruce Irwin, whose name 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 executed the same voluntarily.

Given under my hand and official seal, this the 29th day of June, 2006.



Notary Public
My Commission Expires: 10-08-08



SCHEDULE "A-1" TO ASSIGNMENT OF RENTS AND LEASES
(DESCRIPTION OF MORTGAGED PROPERTY, LAND & IMPROVEMENTS)

All of Borrower's Interest in the following described land and interests in land, estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances and appurtenances, whether now owned or hereafter acquired, and including replacements and additions thereto (herein referred to collectively as the "Mortgaged Property"):

(a) All those certain tracts, pieces or parcels of land, and interests in land, located in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and by this reference made a part hereof (the "Land");

(b) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, water heaters, awnings and storm sashes, and cleaning apparatus which are or shall be attached to said buildings, structures or improvements, and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles and personal property of every kind and nature whatsoever now or hereafter owned by Borrower and located in, on or about, or used or intended to be used with or in connection with the construction, use, operation or enjoyment of the Mortgaged Property, including all extensions, additions, improvements, betterments, renewals and replacements, substitutions, or proceeds from a permitted sale of any of the foregoing, and all building materials and supplies of every kind now or hereafter placed or located on the Land (collectively the "Improvements");

(c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all ground leases, estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions, and remainders whatsoever, in any way belonging, relating or appertaining to the Mortgaged Property or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Borrower; and

(d) All rents, issues, profits, revenues and proceeds from any sale or other disposition of the Mortgaged Property, or any part thereof, from time to time accruing (including without limitation all payments under leases, ground leases or tenancies, proceeds of insurance, condemnation payments, tenant security deposits and escrow funds), and all of the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of Borrower of, in and to the same.



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Shelby Cnty Judge of Probate, AL
06/30/2006 03:52:32PM FILED/CERT

EXHIBIT A

A parcel of land situated in the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and run in an easterly direction along the South line of said section a distance of 1336.01 feet to a 1 1/2 inch open pipe at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence deflect an angle to the left of 132 degrees 49 minutes 41 seconds and run in a northwesterly direction a distance of 102.14 feet; thence deflect an angle to the left of 5 degrees 01 minute 08 seconds and run in a northwesterly direction a distance of 112.31 feet; thence deflect an angle to the right of 3 degrees 57 minutes 03 seconds and run right in a northwesterly direction a distance of 102.30 feet to the point of beginning of the herein described parcel; thence continue along the last described course in a northwesterly direction a distance of 192.00 feet; thence turn an interior angle of 105 degrees 41 minutes 08 seconds and run to the right in a northeasterly direction 628.60 feet to a point on the southwesterly right of way of U.S. Highway 280, also being a point on a curve; thence turn an interior angle of 91 degrees 51 minutes 43 seconds to tangent and run to the right in a southeasterly direction along said right of way and along the arc of a curve to the right having a radius of 2714.79 feet and a central angle of 5 degrees 42 minutes 14 seconds a distance of 270.26 feet; thence turn an interior angle of 89 degrees 27 minutes 27 seconds from the tangent of last described curve and run to the right in a southwesterly direction a distance of 174.46 feet; thence turn an interior angle of 94 degrees 23 minutes 04 seconds and run to the right in a northwesterly direction a distance of 57.56 feet; thence turn an interior angle of 265 degrees 36 minutes 56 seconds and run to the left in a southwesterly direction a distance of 226.42 feet; thence turn an interior angle of 184 degrees 59 minutes 51 seconds and run to the left in a southwesterly direction a distance of 276.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with beneficial rights to non-exclusive access easement(s) as set out herein:

PARCEL B:

A 50.0 foot wide easement for ingress and egress situated in the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the Southwest corner of said Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run North 59 degrees 52 minutes 22 seconds West for a distance of 87.25 feet to a point of curvature; thence run along the arc of said curve to the left having a central angle of 51 degrees 26 minutes 31 seconds and a radius of 200.00 feet in a northwesterly to southwesterly direction for a distance of 179.57 feet; thence run South 68 degrees 41 minutes 07 seconds West for a distance of 2.26 feet to a point of curvature; thence run along the arc of a

curve to the right having a central angle of 46 degrees 44 minutes 53 seconds and a radius of 230.00 feet in a southwesterly to northwesterly direction for a distance of 187.66 feet to a point; thence run North 64 degrees 34 minutes 01 seconds West for a distance of 196.36 feet, more or less, to a point on the easterly right of way of Alabama Highway No. 119 and the end of the herein described centerline easement.

PARCEL E:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence run South 59 degrees 52 minutes 22 seconds East for a distance of 199.20 feet to the point of beginning of the herein described easement; thence continue South 59 degrees 52 minutes 22 seconds East for a distance of 57.56 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 174.46 feet to a point on the southwesterly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 2 degrees 06 minutes 39 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 32 minutes 33 seconds to the right to the tangent of said curve and run along the arc of said curve and along said southwesterly right of way line for a distance of 100.01 feet; thence deflect 88 degrees 25 minutes 55 seconds from the tangent of the last described curve and run to the right in a southwesterly direction for a distance of 216.05 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 157.86 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northeasterly direction for a distance of 50.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to reservation and non-beneficial rights to non-exclusive access easement(s) as set out herein:

PARCEL C:

A 50.0 foot wide easement for ingress and egress situated in the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement lying 25 feet on either side of and parallel to the following described centerline: Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence run North 43 degrees 07 minutes 10 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 424.98 feet to the point of beginning of the centerline easement herein described; thence run

South 59 degrees 52 minutes 22 seconds East for a distance of 197.29 feet to the end of the herein described centerline easement.

PARCEL D:

A 20 foot wide easement for ingress and egress situated in the SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, said easement being more particularly described as follows:

Commence at the SW corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama and run in an easterly direction along the South line of said section on an assumed bearing of North 89 degrees 42 minutes 31 seconds East a distance of 1336.01 feet to a point at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence run North 43 degrees 07 minutes 09 seconds West for a distance of 102.14 feet to a point; thence run North 48 degrees 08 minutes 18 seconds West for a distance of 112.31 feet to a point; thence run North 44 degrees 11 minutes 15 seconds West for a distance of 294.30 feet to a point; thence run North 30 degrees 07 minutes 38 seconds East for a distance of 449.98 feet to a point; thence deflect 90 degrees 00 minutes 00 seconds and run to the right in a southeasterly direction for a distance of 236.70 feet to the point of beginning of the easement herein described; thence deflect 85 degrees 36 minutes 56 seconds and run to the left in a northeasterly direction for a distance of 175.74 feet to a point on the southerly right of way of U.S. Highway No. 280, said point lying on a curve to the right having a central angle of 0 degrees 25 minutes 20 seconds and a radius of 2714.79 feet; thence deflect 90 degrees 57 minutes 53 seconds to the tangent of said curve and run to the right along the arc of said curve and along said right of way in a southeasterly direction a distance of 20.00 feet to a point; thence deflect 90 degrees 32 minutes 33 seconds from the tangent of the last described curve and run to the right in a southwesterly direction a distance of 174.46 feet to a point; thence deflect 85 degrees 36 minutes 56 seconds and run to the right in a northwesterly direction for a distance of 20.06 feet to the point of beginning; being situated in Shelby County, Alabama.