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Shelby Cnty Judge of Probate, AL
03/19/2009 02:47:35PM FILED/CERT

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT AND FIXTURE FILING**

FOR VALUE RECEIVED, the undersigned assignor ("Assignor") does hereby grant, bargain, sell, assign, transfer and convey to the following assignee ("Assignee"): **UPFRONT HOLDING, LLC**, an Alabama limited liability company whose address is 403 Andrew Jackson Way, Huntsville, Alabama 35801 ("**Purchaser**") all of Assignor's right, title and interest in and to that certain Deed of Trust and Security Agreement described below, which First Modification of Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing encumbers the property more particularly described therein, together with the indebtedness evidenced by any promissory note or evidence of indebtedness which has been assigned and transferred to Assignee. This Assignment is made without recourse to Assignor and without representation or warranty by Assignor, express or implied.

Borrower Name(s): Mott Oil, Inc.

Original Lender: FFCA Acquisition Corporation

Assignee's Address: 403 Andrew Jackson Way, Huntsville, Alabama 35801

Date of Instrument: April 13, 1999

Date of Recording: April 14, 1999

Instrument Number: 1999-15944

As modified by First Modification as follows:

Date of Modification: February 1, 2000

Date of Recording of Modification: February 1, 2000

Instrument Number: 2000-03218

Place of Recording: Shelby County, AL

Recording requested by and
when recorded return to:

Prepared By:

Kutak Rock LLP

M. Lou Raders, Esq.

1801 California Street, Suite 3100

Denver, Colorado 80202

4832-2514-1507.1

GEFFCA Servicer/Mott Oil

Assignment to UpFront Holding

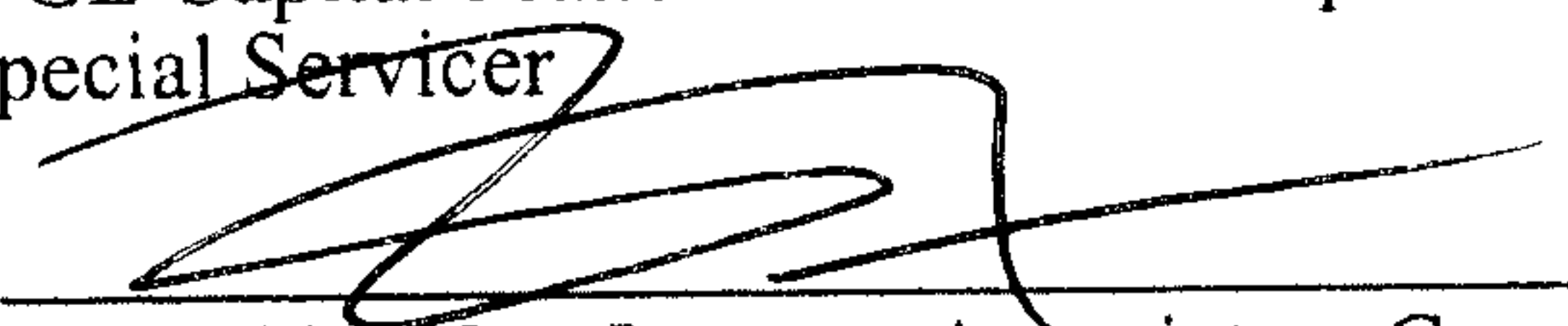
8000-8806 4925 Hwy. 17, Helena, AL

ASSIGNMENT—Page 2

ASSIGNOR:

BANK OF AMERICA, N.A., as successor by
merger to LA SALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR FFCA
SECURED LOAN TRUST 2000-1

BY: GE Capital Franchise Finance Corporation,
as Special Servicer

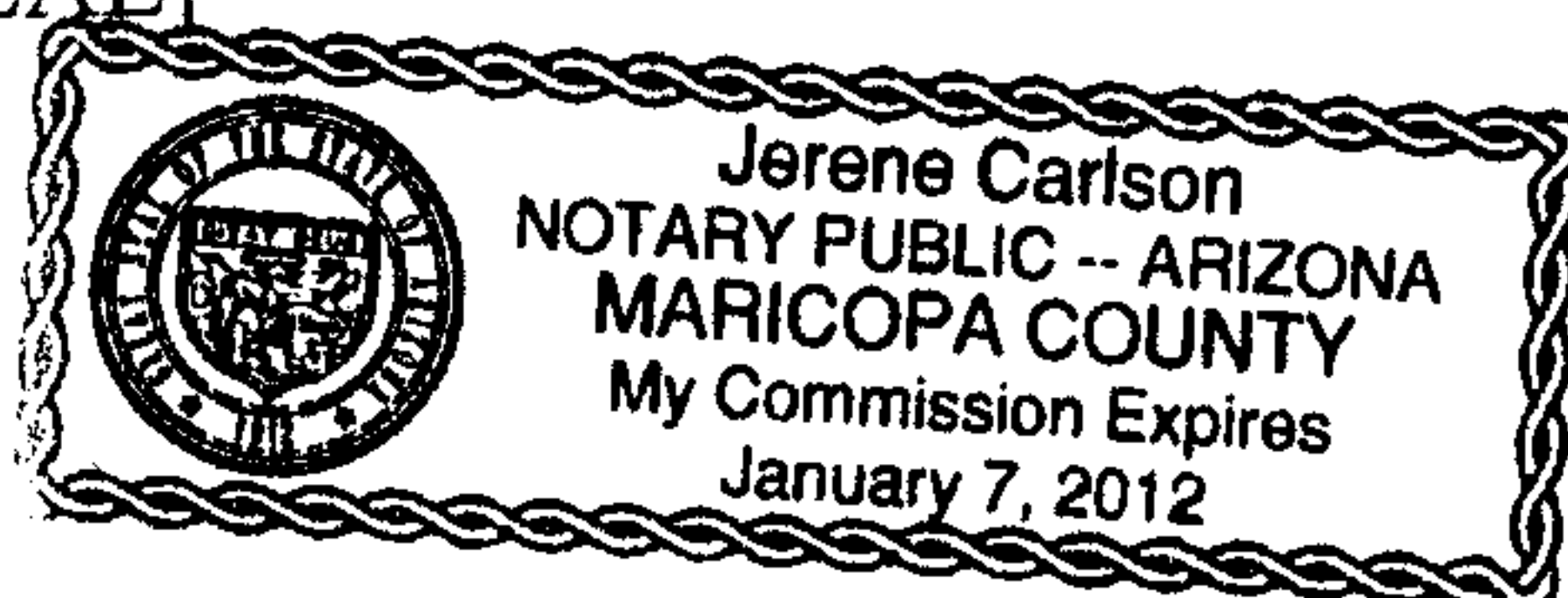
By: 
Todd V. Jones, Associate General
Counsel and Assistant Secretary

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The undersigned, a notary public in and for the above-said County and State, does hereby acknowledge that on the day and year set forth below, personally appeared Todd V. Jones, Associate General Counsel and Assistant Secretary for GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation, as successor by merger to FFCA ACQUISITION CORPORATION, and being duly sworn by and personally known to the undersigned to be the person who executed the foregoing instrument on behalf of said principal acknowledged to the undersigned that he voluntarily executed the same for the purposes therein stated as the free act and deed on behalf of and as special servicer for BANK OF AMERICA, N.A., as successor my merger to LA SALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FFCA SECURED LOAN TRUST 2000-1.

WITNESS my hand and official seal, this 17th day of March, 2009.

[SEAL]




Notary Public for the State of Arizona

My Commission Expires: January 7, 2012