

SEND TAX NOTICE TO:
Reza Bavali
501-A Cahaba Park Circle
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY §

NP2 SOUTH, L.P., a Texas Limited Partnership, whose mailing address is c/o The PNL Companies, 201 Main Street, Suite 601, Ft. Worth, Texas 76102 ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantees herein (the "Grantees"), whose mailing address is c/o Reza Bavali, 501-A Cahaba Park Circle, Birmingham, AL 35242 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto M.A. Oztekin an undivided eighty percent (80%) and to Reza Bavali an undivided twenty percent (20%) that certain real property located in Shelby County, Alabama, and more particularly described on Exhibit A, attached hereto and made a part hereof, together with all improvements thereon and all rights and appurtenances pertaining thereto, including, without limitation, any and all right, title and interest of Grantor in all roads, alleys, easements, streets and ways adjacent thereto, and rights of egress and ingress thereto (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, its successors and assigns forever, subject to covenants, conditions, rights, easements and restrictions of record and special assessments not yet due, and Grantor does hereby bind itself and its successors, TO WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsöever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Inst # 1997-20339

06/30/1997-20339
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 15.00

EXECUTED as of this 24th day of June, 1997.

NP2 SOUTH, L.P.

BY: South NP2
Its General Partner

By: John Gilbert by Mona Pittenger, attorney-in-fact (Seal)
John Gilbert, Vice President, by Mona
Pittenger, attorney-in-fact

ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Gilbert whose name as VicePresident, by Mona Pittenger, attorney-in-fact, of SOUTH NP2, Inc., General Partner of NP2SOUTH, L.P., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such authorized agent and attorney-in-fact for John Gilbert and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 24th day of June, 1997.

[Signature]
Notary Public

My Commission Expires:

9-1-97
[SEAL]

EXHIBIT A

Lot C-3, according to the Survey of Eagle Point, First Sector, Phase II,
as recorded in Map Book 14, page 113, in the Probate Office of
Shelby County.

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15.00