

\$ 864,979

*This instrument prepared by:*

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P. O. Box 830719  
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*Send tax notice to:*

Alabama Eagle Investments, L.L.C.  
c/o Kent Corporation  
4446 Pinson Valley Parkway  
Birmingham, Alabama 35215

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to the undersigned grantors, **REZA BAVALI**, a married man ("Bavali"), and **M.A. OZTEKIN**, a married man ("Oztekin" and collectively with Bavali, the "Grantors"), in hand paid by **ALABAMA EAGLE INVESTMENTS, L.L.C.**, an Alabama limited liability company (the "Grantee"), the receipt whereof is hereby acknowledged, Bavali does grant, bargain, sell and convey unto the Grantee, his 25% undivided interest and Oztekin does grant bargain, sell and convey unto the Grantee, his 75% undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**PARCEL I:**

Lot C-1, according to the Survey of Eagle Point, First Sector, Phase II, as recorded in Map Book 14, Page 113 in the Office of the Judge of Probate of Shelby County, Alabama.

**PARCEL II:**

A parcel of land in the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 1 West described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 1 West; thence run North along the East line of said Southwest Quarter a distance of 659.78 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 5, thence run West along the North line of said quarter-quarter section a distance of 333.5 feet to a point; thence turn an angle of 89°22' to the left and run South, parallel to the East line of said quarter-quarter section a distance of 659 feet, more or less, to a point on the South line of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 5; thence run East along the South line of said Northeast Quarter of Southeast Quarter of Southwest Quarter of Section 5; thence run East along the South line of said Northeast Quarter of Southeast Quarter of Southwest Quarter of Section 5 a distance of 333 feet, more or less, to the point of beginning of the property herein described.

11/21/2001-50617  
03:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 879.00

Inst # 2001-50617

Subject, however, to the following:

1. All taxes for the year 2001, a lien now due and payable.
2. All taxes for the year 2002, a lien not yet due and payable.
3. All easements, rights of way, restrictions and other encumbrances of record.
4. Mineral and mining rights not owned by Grantors, if any.

Grantors warrant that this property does not constitute the homestead of either of the Grantors or their spouses.

**TO HAVE AND TO HOLD** the undivided interests in such property to the said Grantee, and Grantee's successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed on this 1<sup>ST</sup> day of NOVEMBER, 2001.

Reza Bavali

M. A. Oztekin

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Reza Bavali, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1<sup>ST</sup> day of NOVEMBER, 2001.

Glen Edward Parker  
Notary Public  
My commission expires: 5-22-04

[NOTARIAL SEAL]

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that M. A. Oztekin, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1<sup>ST</sup> day of NOVEMBER, 2001.

Glen Edward Parker  
Notary Public  
My commission expires: 5-22-04

[NOTARIAL SEAL]