



2958
american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Bobby J. Hornsby, Atty.

(Address) 1275 Center Point Road, Birmingham, Alabama 35215

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Unique Realty, a general partnership,

Hugh Taylor, a married man, and Royce W. Ray, a married man, general partners of

Unique Realty, a general partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Unique Industries, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT THE HOMEPLACE OF THE GRANTORS.

Parcel No. 1 is subject to that certain mortgage executed by Unique Industries, Inc., to First Alabama Bank of Birmingham, dated October 11, 1985.

\$210,000.00 of the purchase price received above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11th day of October, 1985.

Unique Realty, a general partnership

By: Hugh Taylor (Seal)

By: Royce W. Ray (Seal)

(Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, Unique Realty, a general partnership, Hugh Taylor, a married man, and Royce W. Ray, a married man, general partners of Unique Realty, a general partnership, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 11th day of October, A. D., 1985

First A.L. Bank

MY COMMISSION EXPIRES JANUARY 7, 1989

Notary Public.

LEGAL DESCRIPTION

Two (2) parcels of land in Sections 13 and 14, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

PARCEL NO. I: Begin at the intersection of the Southeast 80 foot right of way of Alabama State Highway No. 25, and the Northeast 100 foot right of way of the Southern Railroad and run Northeasterly along the Southeast right of way of said State Highway a distance of 1247.46 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run a distance of 345.99 feet; thence turn a deflection angle of 111 degrees 21 minutes 41 seconds to the right and run a distance of 566.51 feet; thence turn a deflection angle of 21 degrees 46 minutes 41 seconds to the left and run a distance of 550.00 feet to the North right of way of the Southern Railroad; thence turn a deflection angle of 37 degrees 15 minutes 58 seconds to the right, to the tangent of a right of way curve, and run along said curve (whose Delta Angle is 6 degrees 44 minutes 10 seconds to the right, Radius is 1893.20 feet, Tangent is 111.41 feet, Length of Curve is 222.57 feet), to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14 and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West, and containing 5.00 acres.

PARCEL NO. II: Commence at the intersection of the Southeast 80 foot right of way of Alabama State Highway No. 25, and the Northeast 100 foot right of way of the Southern Railroad and run Northeasterly along the Southeast right of way of said State Highway a distance of 1247.46 feet; thence turn a deflection angle of 90 degrees 00 minutes to the right and run a distance of 345.99 feet to the point of beginning; thence continue in the same direction a distance of 175.00 feet, to a point on the North right of way of Southern Railroad; thence turn a deflection angle of 91 degrees 44 minutes 58 seconds to the right, to the tangent of a right of way curve; thence run along said right of way curve (whose Delta Angle is 35 degrees 06 minutes 00 seconds to the right, Radius is 1893.20 feet, Tangent is 598.74 feet, Length of Curve is 1159.79 feet); thence turn a deflection angle of 142 degrees 44 minutes 02 seconds to the right, and run a distance of 550.00 feet; thence turn a deflection angle of 21 degrees 46 minutes 41 seconds to the right and run a distance of 566.51 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West, and containing 5.00 acres.

Subject to easements, restrictions and rights of way of record,

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT 29 AM 9:58

Thomas A. Slaughter, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00

BOOK 046 PAGE 689