

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Rogers Cartage Co.  
611 South 28<sup>th</sup> Street  
Milwaukee, WI 53215

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five Hundred Twelve Thousand Five Hundred and no/100 Dollars (\$512,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **DAS Properties, Inc.** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **Rogers Cartage Co.**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Robert B. Schilli, Jr.**, its **Vice President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 5th day of June, 2020.

DAS Properties, Inc.



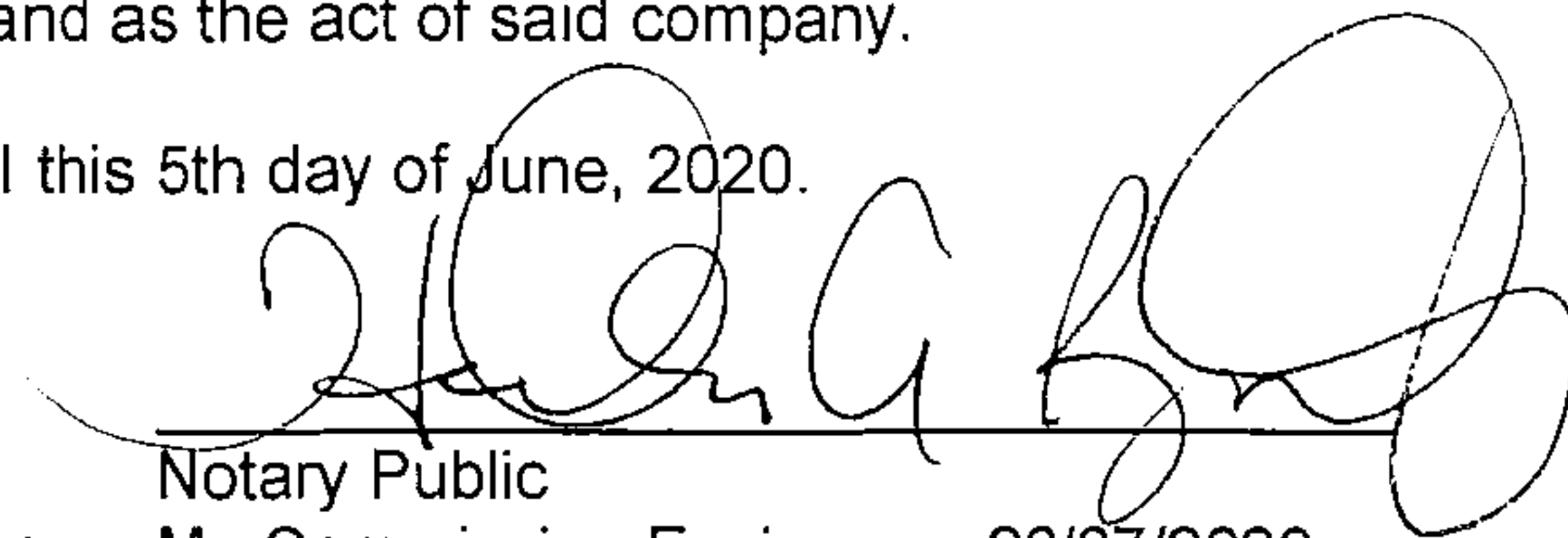
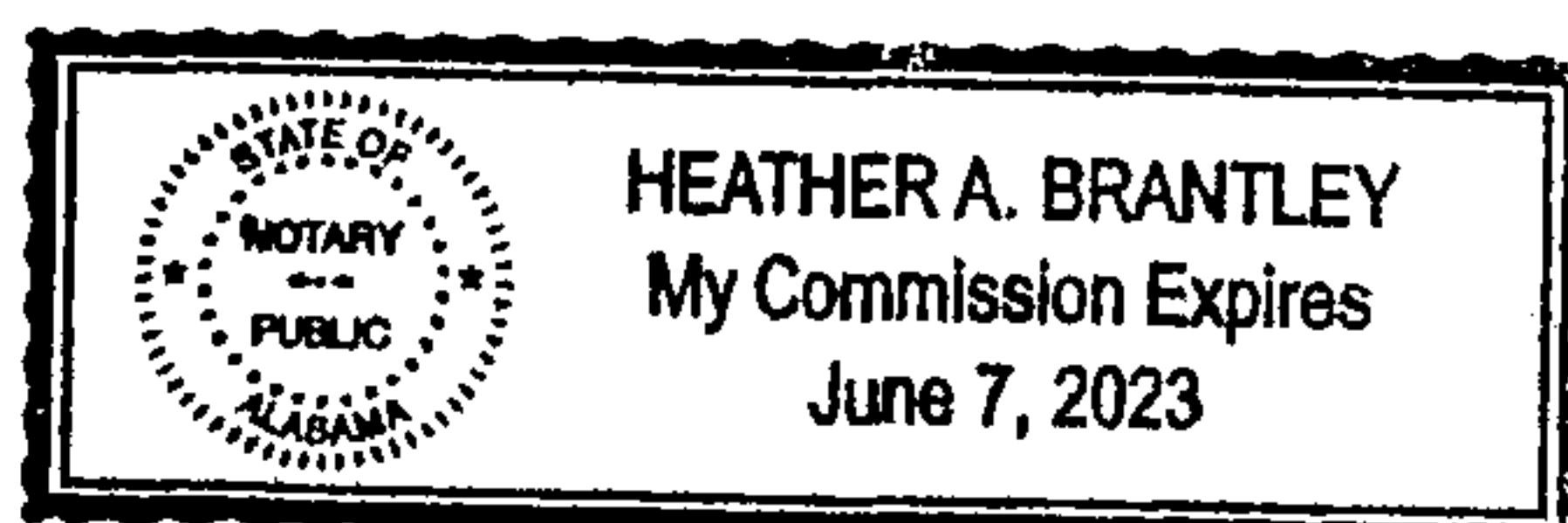
BY: Robert B. Schilli, Jr.  
ITS: Vice President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert B. Schilli, Jr.**, whose name as **Vice President** of **DAS Properties, Inc.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 5th day of June, 2020.



Notary Public  
My Commission Expires: 06/07/2023

## EXHIBIT "A"

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### Parcel I

Begin at the mid-point of the East side of Section 5, Township 24 North, Range 13 East and proceed North 6 deg. 00 min. West along Section line a distance of 933.09 feet to the Southeast corner of property now owned by Everett Wayne Snell; thence run West along the South line of said Snell property a distance of 175.0 feet to the Southwest corner of same; thence run North along the West line of said Snell property a distance of 100.0 feet to the South line of Alabama Highway No. 25; thence West along the South right of way line of said Highway a distance of 25.0 feet; thence South and parallel with the East line of said section line a distance of 1033.09 feet; more or less, to the South line of SE 1/4 of NE 1/4 of said Section 5; thence run East along the South line of said 1/4 1/4 a distance of 200 feet to the point of beginning.

Also a parcel of land situated in the SE 1/4 of NE 1/4 of Section 5, Township 24 North, Range 13 East and in the SW 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East, and more particularly described as follows:

Begin at the mid-point of the East side of Section 5, Township 24 North, Range 13 East and proceed North 6 deg. 00 min. West along said line 933.09 feet to the point of beginning of said tract; thence at an angle of 30 deg. 56 min. to the right a distance of 166.7 feet to the South Boundary of Alabama Highway 25; thence at an angle of 121 deg. 03 min. to the left and along said South boundary a distance of 60.0 feet to the East line of said Section 5; thence continue along same 175.0 feet; thence at an angle of 89 deg. 53 min. to the left a distance of 100.0 feet; thence at an angle of 90 deg. 07 min. to the left a distance of 175.0 feet to the point of beginning.

Less and except the following:

The following described property, lying and being in Shelby County, Alabama, and more particularly described as follows (and as also shown on the right of way map of Project No. ST. 44-10 on record in the State of Alabama Highway Department and recorded in the Office of the Judge of Probate of Shelby County, Alabama and as shown on the Property Plat attached to the Decree of Condemnation in Case No. 31-091, in the Probate Court of Shelby County, Alabama, recorded as Instrument No. 1992-29177.

Commencing at the southwest corner of SW 1/4 of NW 1/4, Section 4, Township 24 North, Range 13 East; thence northerly along the West line of said SW 1/4 of NW 1/4, a distance of 1020 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein; thence South 86 deg. 45 min. 17 sec. West, parallel with the centerline of said project, a distance of 200 feet, more or less, to the west property line; thence northerly along said west property line a distance,

of 10 feet, more or less, to the present south right of way line of Alabama Highway No. 25; thence easterly along said south right of way line a distance of 260 feet, more or less, to the southeast property line; thence southwesterly along said southeast property line, a distance of 10 feet, more or less to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; thence South 86 deg. 45 min. 17 sec. West, parallel with the centerline of said project, a distance of 55 feet, more or less, to the point of beginning. Said strip of land lying in the SE 1/4 of NE 1/4 Section 5 and SW 1/4 of NW 1/4 Section 4, Township 24 North, Range 13 East.

All being situated in Shelby County, Alabama.

## Parcel II

Commence at the intersection of the South boundary of Montevallo-Calera Highway with the West line of Section 4, Township 24 North, Range 13 East and run thence North 83 degrees 53 minutes East along the South boundary of said highway a distance of 60 feet to the Northeast corner of H.H. Bearden lot, the same being the point of beginning of the lot herein conveyed; thence continue in the same direction along the South boundary of said highway a distance of 255 feet; thence South 6 degrees 00 minutes East a distance of 420 feet; thence South 83 degrees 53 minutes West a distance of 315 feet; thence North 6 degrees 00 minutes West a distance of 320 feet to property of H.H. Bearden; thence turn an angle of 30 degrees 56 minutes to the right and run along the Easterly property line of H.H. Bearden property 116.7 feet to the point of beginning of the lot herein conveyed. Said land being situated in the SW 1/4 of NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama. LESS AND EXCEPT property as described in Instrument #1992-24969, recorded in Probate Office of Shelby County, Alabama.

## LESS AND EXCEPT:

Commencing at the southwest corner of the SW 1/4 of NW 1/4 Section 4, T-24-N, R-13-E; thence northerly along the west line of said SW 1/4 of NW 1/4, a distance of 1020 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No. S-44-10; thence N 86°45'17" E, parallel with the centerline of said Project No. S-44-10; thence N 86°45'17" E, parallel with the centerline of said project, a distance of 55 feet, more or less, to the northwest line of the property herein to be conveyed and the point of beginning; thence northeasterly along the northwest property line, a distance of 10 feet, more or less, to the present south right-of-way line of Alabama Highway 25; thence easterly along said present south right-of-way line a distance of 255 feet, more or less, to the east property line; thence southerly along said east property line, a distance of 10 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; thence S 86°45'17" W, parallel with the centerline of said project, a distance of 260 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>DAS Properties, Inc.</u>	Grantee's Name	<u>Rogers Cartage Co.</u>
Mailing Address	<u>1037 Cy Ann Drive,</u> <u>Chesterfield, MO 63017</u>	Mailing Address	<u>611 S. 28<sup>th</sup> Street</u> <u>Milwaukee, WI 53215</u>
Property Address	<u>8384 &amp; 8428 Highway 25 South</u> <u>Calera, AL 35040</u>	Date of Sale	<u>June 5, 2020</u>
		Total Purchase Price \$	<u>512,500.00</u>
		Or	
		Actual Value \$	<u>                    </u>
		Or	
		Assessor's Market Value \$	<u>                    </u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>  x  </u> Sales Contract	<u>      </u> Other <u>                    </u>
<u>  x  </u> Closing Statement	<u>                                    </u>

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date                     

Print B. CHRISTOPHER BATTLES

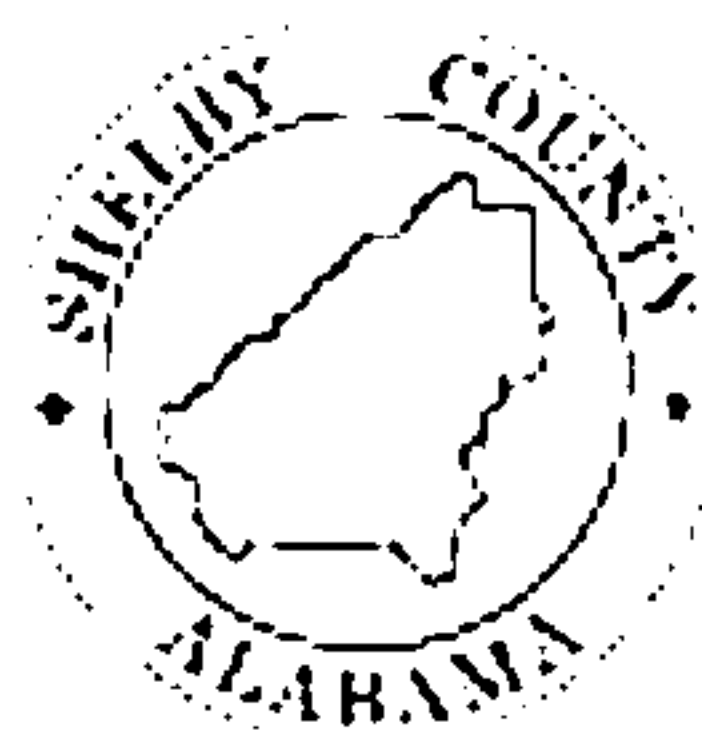
       Unattested                                     

(verified by)

Sign                                     

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2020 03:03:48 PM  
\$543.50 MISTI  
20200617000248160

*Allie S. Bayl*