

GENERAL WARRANTY DEED

This instrument was prepared by:

Michael D. Arri, c/o Greensfelder, Hemker & Gale, P.C.
10 South Broadway, Suite 1800, St. Louis, Missouri 63102

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, DARRYL ANN SCHILLI, Trustee Under Indenture Of Trust, dated December 30, 1976, for the benefit of DAVID M. SCHILLI, as recorded in Misc. Book 29, Page 857, as to an undivided one-half (1/2) interest in the real estate described below, and I, DARRYL ANN SCHILLI, Trustee Under Indenture Of Trust, dated December 30, 1976, for the benefit of ROBERT B. SCHILLI, JR., as recorded in Misc. Book 29, Page 842, as to an undivided one-half (1/2) interest in the real estate described below, both recorded in the Probate Office of Shelby County, Alabama, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DAS Properties, Inc., a Missouri corporation, whose address is 13024 Pembroke Valley Court, St. Louis, MO 63141 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of May, 1992.

Michael D. Arri
Witness

Darryl Ann Schilli, Trustee
DARRYL ANN SCHILLI, Trustee under Indenture Of Trust, dated December 30, 1976, for the benefit of DAVID M. SCHILLI, as recorded in Misc. Book 29, Page 857, in Probate Office of Shelby County, Alabama

Inst # 1992-08471
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 15.00

Michael D. And
Witness

Darryl Ann Schilli, Trustee
DARRYL ANN SCHILLI, Trustee under
Indenture Of Trust, dated December
30, 1976, for the benefit of
ROBERT B. SCHILLI, JR., as
recorded in Misc. Book 29, Page
842, in Probate Office of Shelby
County, Alabama

STATE OF MISSOURI)
)
ST. LOUIS COUNTY) General Acknowledgment

I, Vicki Moore, a Notary Public in and for
said County, in said State, hereby certify that DARRYL ANN SCHILLI,
Trustee under Indenture of Trust, dated December 30, 1976, for the
benefit of DAVID M. SCHILLI, as recorded in Misc. Book 29, Page 857,
in Probate Office of Shelby County, Alabama, 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 she executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this 13th day of May
A.D., 1992

VICKI MOORE
NOTARY PUBLIC, STATE OF MISSOURI Vicki Moore
MY COMMISSION EXPIRES 2/12/94 Notary Public
CITY OF ST. LOUIS

STATE OF MISSOURI)
)
ST. LOUIS COUNTY) General Acknowledgment

I, Vicki Moore, a Notary Public in and for
said County, in said State, hereby certify that DARRYL ANN SCHILLI,
Trustee under Indenture of Trust, dated December 30, 1976, for the
benefit of ROBERT B. SCHILLI, JR. as recorded in Misc. Book 29, Page
842, in Probate Office of Shelby County, Alabama, 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 she executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 13th day of May
A.D., 1992

VICKI MOORE
NOTARY PUBLIC, STATE OF MISSOURI Vicki Moore
MY COMMISSION EXPIRES 2/12/94 Notary Public
CITY OF ST. LOUIS

EXHIBIT A

(1) Parcel "B":

Commence at the SE corner of Sec. 12, T-21-S, R-3-W; thence run West along the South line of said section a distance of 1048.89 feet to the N.E. right of way line of Interstate Hwy. I-65; thence turn an angle of 55 deg. 31 min. to the right and run along said highway right of way a distance of 237.87 feet; thence turn an angle of 1 deg. 08 min. 06 sec. to the right and run along said R.O.W. line a distance of 210.30 feet to the point of beginning; thence turn an angle of 2 deg. 27 min. 52 sec. to the right, to the chord of a R.O.W. curve; thence run along said R.O.W. curve, (whose Delta Angle is 2 deg. 27 min. 52 sec. to the right; radius is 11,311.04 ft., Tangent Distance of 243.28 feet, Length of Arc is 486.50 feet, chord distance of 486.46 feet); thence turn an angle of 112 deg. 34 min. 54 sec. to the right from chord of said curve and run a distance of 512.38 feet; thence turn an angle of 127 deg. 13 min. 54 sec. to the right and run a distance of 186.95 feet; thence turn an angle of 25 deg. 57 min. to the left and run a distance of 199.00 feet; thence turn an angle of 47 deg. 48 min. to the right and run a distance of 210.00 feet to the point of beginning; Situated in the South half of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 3.0 acres.

ALSO, an easement for a right of way of a uniform width of 10 feet over and across a parcel of land designated as Parcel "A" to provide ingress and egress by a railroad spur line or siding line to and from said above designated Parcel "B" and the existing right of way of the Louisville & Nashville Railroad Company (said Louisville & Nashville Railroad Company's right of way being a portion of the North property line of said Parcel "A"). Described as follows:

(2) Parcel "A":

Commence at the SE corner of Sec. 12, T-21-S, R-3-W; thence run West along the South line of said section a distance of 1048.89 ft. to the NE R.O.W. line of Interstate Hwy. I-65; thence turn an angle of 55 deg. 31 min. to the right and run along said Hwy. R.O.W. a distance of 237.87 fee; thence turn an angle of 1 deg. 08 min. 06 sec. to the right and run along said R.O.W. line a distance of 210.20 ft.; thence turn an angle of 2 deg. 27 min. 52 sec. to the right and run along a cord of a R.O.W. curve a cord distance of 486.46 ft. to a point on the R.O.W. line of Interstate Hwy. I-65, and the point of beginning. Thence turn an angle of 2 deg. 46 min. 34 sec. to the right to the cord of a R.O.W. curve and run along said R.O.W. curve (whose Delta Angle is 3 deg. 05 min. 15 sec. to the right, Tangent Distance is 304.82 ft., Radius is 11,311.04 ft., cord distance of 609.42 ft., Length of Arc is 609.50 ft.) to the North line of the s $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sect 12; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 290.43 ft., more or less, to the SE R.O.W. line of the L & N Railroad. Thence turn an angle of 24 deg. 31 min. 09 sec. to the right and run along said R.O.W. a distance of 188.08 ft. to the P.C. of a R.O.W. curve; thence continue in the same direction along said R.O.W. curve (whose

Delta Angle is 14 deg. 44 min. 28 sec. to the left, Radius is 2826.30 ft., Length of Arc is 727.15 ft.) to the Northwest R.O.W. line of a paved county highway; thence turn an angle of 85 deg. 59 min. 51 sec. to the right from the cord of said curve, and run along said county hwy. R.O.W. a distance of 210.00 ft.; thence turn an angle of 87 deg. 11 min. 43 sec. to the right and run a distance of 110.16 ft.; thence turn an angle of 1 deg. 28 min. 43 sec. to the right and run a distance of 187.78 ft.; thence turn an angle of 17 deg. 09 min. 54 sec. to the left and run a distance of 512.38 ft. to the point of beginning. Situated in the S $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SEC. 12, T-21-S, R-3-W, Shelby County, Alabama, and containing 7.58 acres.

- (3) Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West; thence run West, along the South line of said quarter-quarter section, a distance of 1048.89 feet, to the East R.O.W. line of I-65 Sta. 587 plus 80; thence turn an angle of 55 deg. 51 min. to the right and run a distance of 237.87 feet to a point on the East R.O.W. line of I-65 and the North R.O.W. line of a County Highway; thence turn an angle of 88 deg. 50 min. to the right and run a distance of 210.00 feet to a point on said R.O.W. line, and the point of beginning, being a point on a curve; thence continue in the same direction, along the R.O.W. curve (whose Delta angle is 21 deg. 38 min. to the left, Tangent distance is 180.70 feet, Radius is 945.79 feet, arc distance is 357.10 feet), to the P.T. of said curve; thence turn an angle of 99 deg. 24 min. to the left from tangent of said curve; and run a distance of 77.00 feet; thence turn an angle of 86 deg. 46 min. to the right and run a distance of 202.70 feet; thence turn an angle of 92 deg. 47 min. to the left and run a distance of 187.78 feet; thence turn an angle of 69 deg. 56 min. to the left and run a distance of 186.95 feet; thence turn an angle of 25 deg. 57 min. to the left and run a distance of 199.00 feet to the NE corner of the Central Ala. Gas Co. lot; thence turn an angle of 36 deg. 23 min. to the left and run along said Lot, a distance of 210.00 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated April 28, 1969.

Subject to all deed restrictions, easements, conditions, covenants, reservations and encumbrances of record.

314/229

Inst # 1992-08471

05/15/1992-08471
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
-2- 004 KCD 15.00