

Source of Title:

Deed Book \_\_\_\_\_, Page \_\_\_\_\_

\$ 500.00



20110209000047000 1/4 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/09/2011 01:24:08 PM FILED/CERT

**EASEMENT – DISTRIBUTION FACILITIES**

STATE OF ALABAMA }

COUNTY OF Shelby }

W.E. No. A6170-05-A311

APCO Parcel No. 70231270

Transformer No. S-17802

This instrument prepared by: Larry D. Gravitt

Alabama Power Company  
P. O. Box 2641  
Birmingham, Alabama 35291

Shelby County, AL 02/09/2011  
State of Alabama  
Deed Tax: \$.50

KNOW ALL MEN BY THESE PRESENTS, That DE SHELBY, LLC <sup>DB</sup>

as grantor(s), (the "Grantor", whether one or more) for and in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration paid to Grantor in hand by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, hereby grant to Alabama Power Company, its successors and assigns (the "Company"), the easements, rights and privileges below.

**Overhead and/or Underground.** The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described below, all poles, towers, wires, conduits, fiber optics, cables, communication lines, trans closures, transformers, anchors, guy wires and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power and communications, along a route selected by the Company, as generally shown on the Company's drawing attached hereto and made a part hereof, but which is to be determined by the actual location(s) in which the Company's facilities are installed. The width of the Company's easement will depend on whether the Facilities are underground or overhead: for underground, the easement will extend five (5) feet on each side of said Facilities as and where installed; for overhead Facilities, the easement will extend fifteen (15) feet on each side of the centerline of said Facilities as and where installed. The Company is granted the right to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending five (5) feet from each side of said underground Facilities, and to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending fifteen (15) feet from each side of the centerline of said overhead Facilities and the right in the future to install intermediate poles and facilities on said strip. Further, with respect to overhead Facilities, the Company is also granted the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the thirty (30) foot strip that, in the sole opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead Facilities.

Grantor hereby grants to the Company all easements, rights and privileges necessary or convenient for the full enjoyment and use thereof, including without limitation the right of ingress and egress to and from said Facilities, as applicable, and the right to excavate for installation, replacement, repair and removal thereof; and also the right to cut, remove and otherwise keep clear any and all structures, obstructions or obstacles of whatever character, on, under and above said Facilities, as applicable.

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean, the following described real property situated in Shelby County, Alabama (the "Property"):

See EXHIBIT "A" attached hereto and made a part hereof for a legal description of the property involved.

In the event it becomes necessary or desirable for the Company from time to time to move any of the Facilities in connection with the construction or improvement of any public road or highway in proximity to the Facilities, Grantor hereby grants to the Company the right to relocate the Facilities and, as to such relocated Facilities, to exercise the rights granted above; provided, however, the Company shall not relocate said Facilities on the Property at a distance greater than ten feet (10') outside the boundary of the right of way of any such public road or highway as established or re-established from time to time. This grant and agreement shall be binding upon and shall inure to the benefit of Grantor, the Company and each of their respective heirs, personal representatives, successors and assigns and the words "Company" and "Grantor" as used in this instrument shall be deemed to include the heirs, personal representatives, successors and assigns of such parties.

TO HAVE AND TO HOLD the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor(s) has/have set his/her/their hand(s) and seal(s) this the 31st day of January, 2011.

Witness \_\_\_\_\_

(Grantor) \_\_\_\_\_ (SEAL)

Witness \_\_\_\_\_

DE SHELBY, LLC (SEAL)  
(Grantor)

Witness \_\_\_\_\_

By: [Signature] (SEAL)

As: its manager

**For Alabama Power Company Corporate Real Estate Department Use Only**

All facilities on Grantor: \_\_\_\_\_

Station to Station: Sta# 1 to Sta# 2 (SW side)  
Sta# 2 to Sta# 2 + 75

IN WITNESS WHEREOF, the said Grantor, has caused this instrument to be executed by \_\_\_\_\_, its authorized representative, as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST (if required) or WITNESS:

By: \_\_\_\_\_

Its: \_\_\_\_\_

(Grantor - Name of Corporation/Partnership/LLC)

By: \_\_\_\_\_(SEAL)

Its: \_\_\_\_\_

[indicate President, General Partner, Member, etc.]

INDIVIDUAL NOTARIES

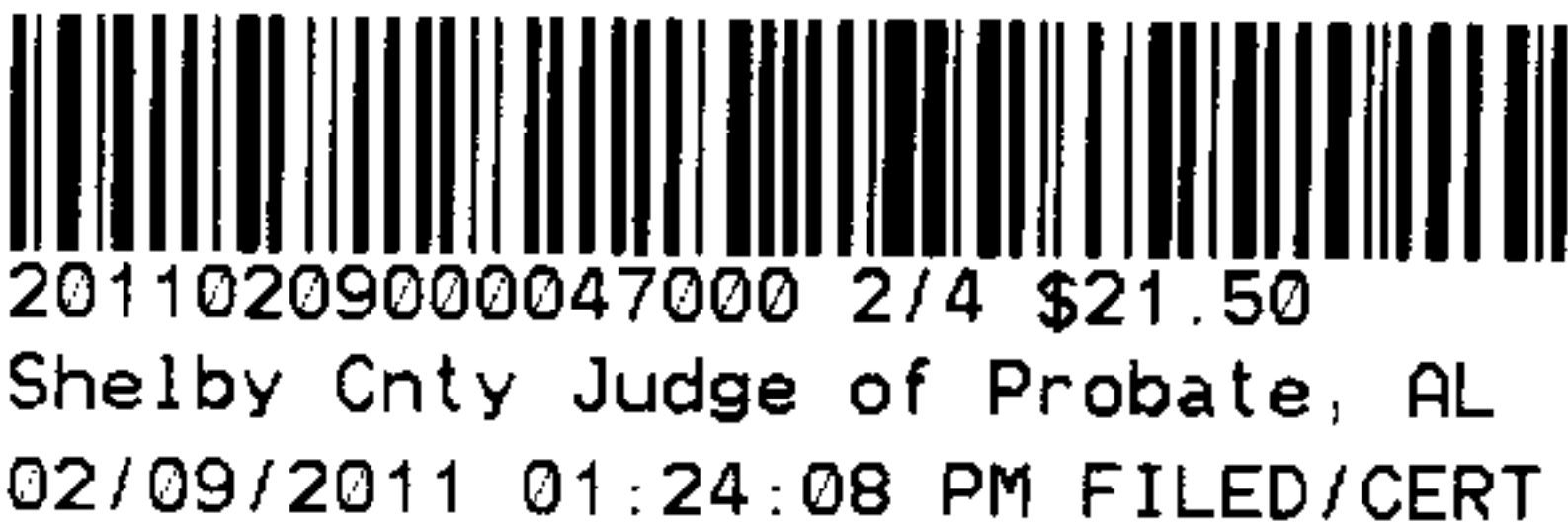
STATE OF ALABAMA }  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_ whose name(s) [as \_\_\_\_\_] is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, he/she/they [in such capacity as aforesaid] executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

[SEAL]

Notary Public  
My commission expires: \_\_\_\_\_



STATE OF ALABAMA }  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_ whose name(s) [as \_\_\_\_\_] is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, he/she/they [in such capacity as aforesaid] executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

[SEAL]

Notary Public  
My commission expires: \_\_\_\_\_

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }  
COUNTY OF Jefferson }

I, Justin Camp, a Notary Public in and for said County in said State, hereby certify that Steven E. Camp whose name as manager of Shelby DG, LLC, a \_\_\_\_\_, [acting in its capacity as \_\_\_\_\_ of \_\_\_\_\_] is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such \_\_\_\_\_ and with full authority, executed the same voluntarily, for and as the act of said \_\_\_\_\_ [acting in such capacity as aforesaid].

Given under my hand and official seal this the 31<sup>st</sup> day of January, 2011.

[SEAL]

Notary Public  
My commission expires: 12-15-13





20110209000047000 3/4 \$21.50  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT "A"

## Legal Description

A parcel of land situated in the SE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama. Said parcel being a portion of Lot 2 of the Resubdivision of Lot 2 Waxahatchee Corner, as recorded in Map Book 34, Page 109 in the office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" rebar at the Easternmost corner of Lot 2 Resubdivision Lot 2 Waxahatchee Corner as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 34, Page 109, said point also lying on the Westerly right-of-way of Alabama Highway No. 145; thence S36°56'02"W along said right of way a distance of 198.54 feet to a 3/4" rod; thence S81°25'55"W along said right of way a distance of 141.19 feet to a 1/2" rebar capped EDG at the intersection of said right-of-way with the Northern right-of-way of Shelby County Highway No. 47; thence N47°07'20"W leaving Alabama Highway No. 145 right-of-way and along Shelby County Highway No. 47 right-of-way a distance of 149.87 feet to a 1/2" rebar capped EDG; thence N42°52'40"E, leaving said right of way, a distance of 304.19 feet to a point on the Northeasterly line of said Lot 2; thence S48°05'49"E, along said lot line, a distance of 217.34 feet to the POINT OF BEGINNING.

Containing 1.51 Ac. +/-

