

Source of Title:

Deed Record 20120829000325880

**EASEMENT - DISTRIBUTION FACILITIES**

STATE OF ALABAMA

COUNTY OF Shelby

W.E. No. A6170-00-B513

**APCO Parcel No. 70255880**

Transformer No. S80102

This instrument prepared by: Larry D. Gravitt

Alabama Power Company

P. O. Box 2641

Birmingham, Alabama 35291

**"AKA"**

KNOW ALL MEN BY THESE PRESENTS, That Donna S. Liles Sertell, a single woman

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, does 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"): a parcel of land located in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 East, more particularly described in that certain instrument recorded in Deed Record 20120829000325880, in the office of the Judge of Probate of said County.

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 has executed this instrument on this the 14<sup>th</sup> day of May, 2013.

Witness Signature

Print Name

Witness Signature

Print Name

(Grantor)

Print Name

(Grantor)

Print Name

20130820000340660 1/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
08/20/2013 03:27:51 PM FILED/CERT

Shelby County, AL 08/20/2013  
State of Alabama  
Deed Tax: \$.50

"Do Not Record"

For Alabama Power Company Corporate Real Estate Department Use Only - Parcel No: \_\_\_\_\_

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

Station to Station: \_\_\_\_\_

Stn # 1400 to Stn # 1440

Also given Stn # 1

STATE OF ALABAMA

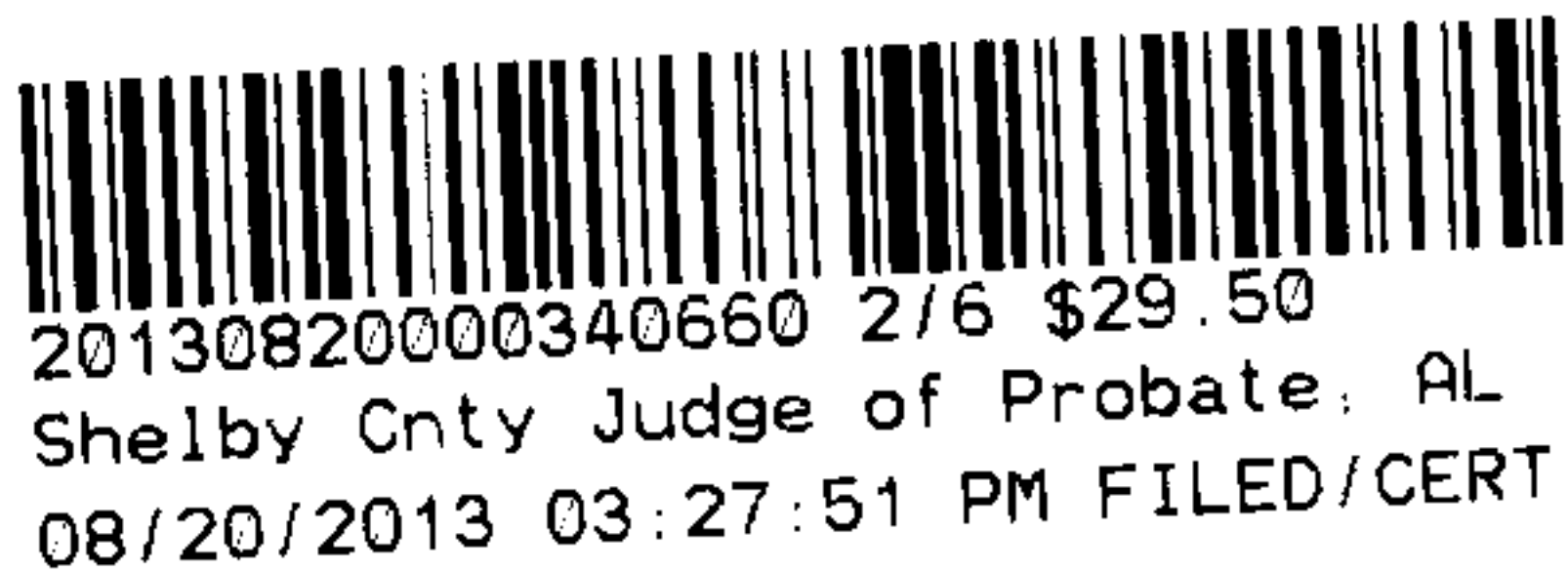
COUNTY OF \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_



SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center UTM: 1772127  
Map Center Lat/Long: 33.327627 -86.568651

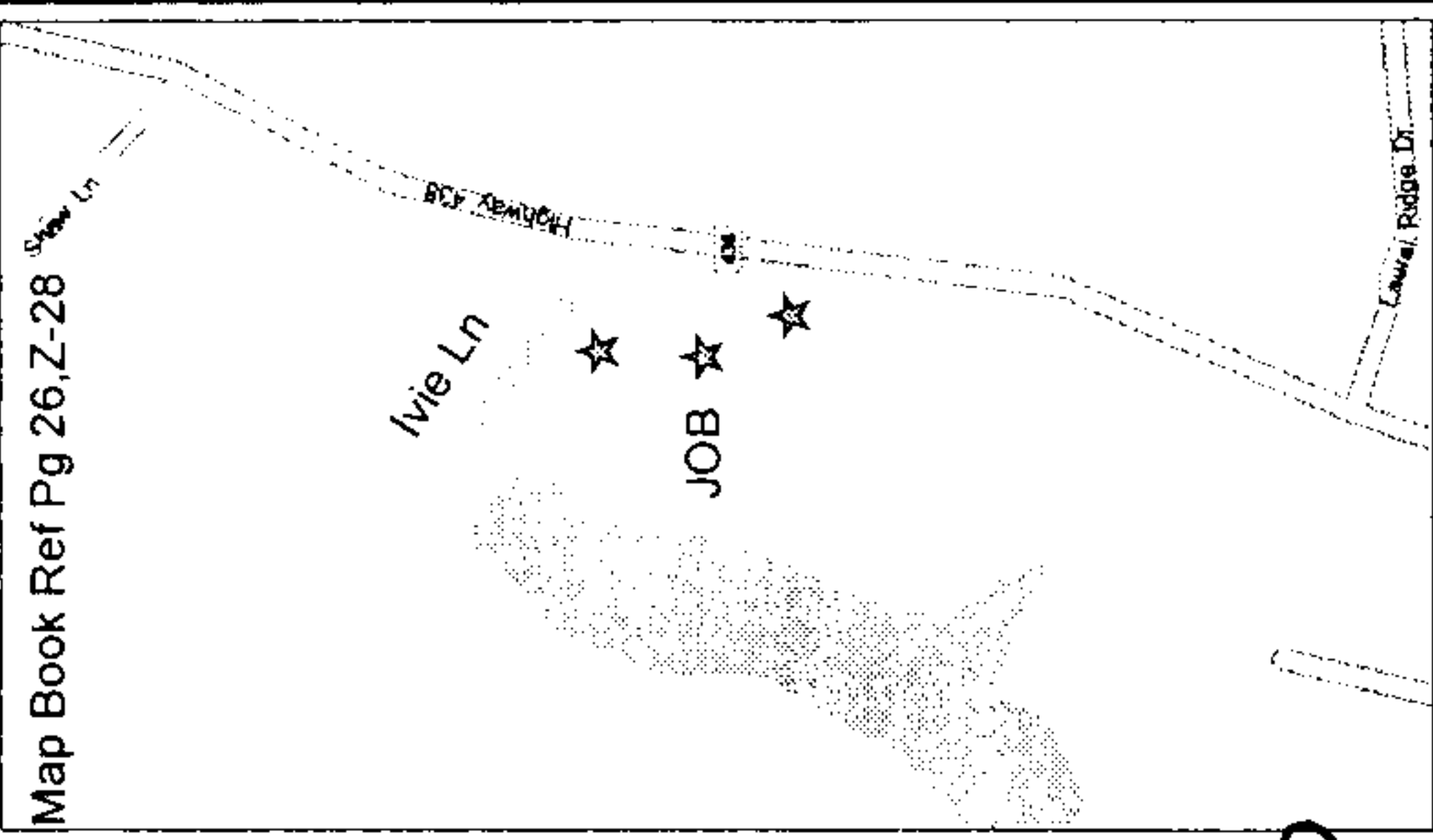
1 inch = 74 feet

Customer Scott Ivie	Location 17 Ivie Ln	Cmted. Svc Date 5/31/2013	County Shelby	Section 5	Township 20S	Range 01E	Add'l Info.	Estimate No. A6170-00-B513
Division Birmingham	District Metro-South	Town Wilsonville	UserID jgardine	Radio# 12228	Substation X- 49012	Y- XD8764	MISSALL#	



ENERGIZED LINE WORK	Loc 2	Transformer Loading
Sub Chelsea Park DS		10.3
OCB/OCR XD8764		
Switch#		
Fuse Size 100A L		

Voltage	Pri	Sec
12KV	120/240	
Phone Co.		
Cable Co.		
Accessible	Y	
Tree Crew	N	
Rock Hole		
Permits		
R/W	Y	
CITY		
COUNTY		
STATE		
OTHER		



R/W Agent Larry P. Smith  
Date Assigned 5/2/2013  
Date Cleared 5/17/2013  
Parcel # 70255880  
70255878

New Home Notes:  
1) 1,620 Sq Ft, All Electric, 4T HP  
2) Revenue=\$1,350.00  
3) Demand: Sum=7.2, WIn=10.3  
4) VD%=1.26, FL%=4.13

XA2399  
50A QA  
45/40

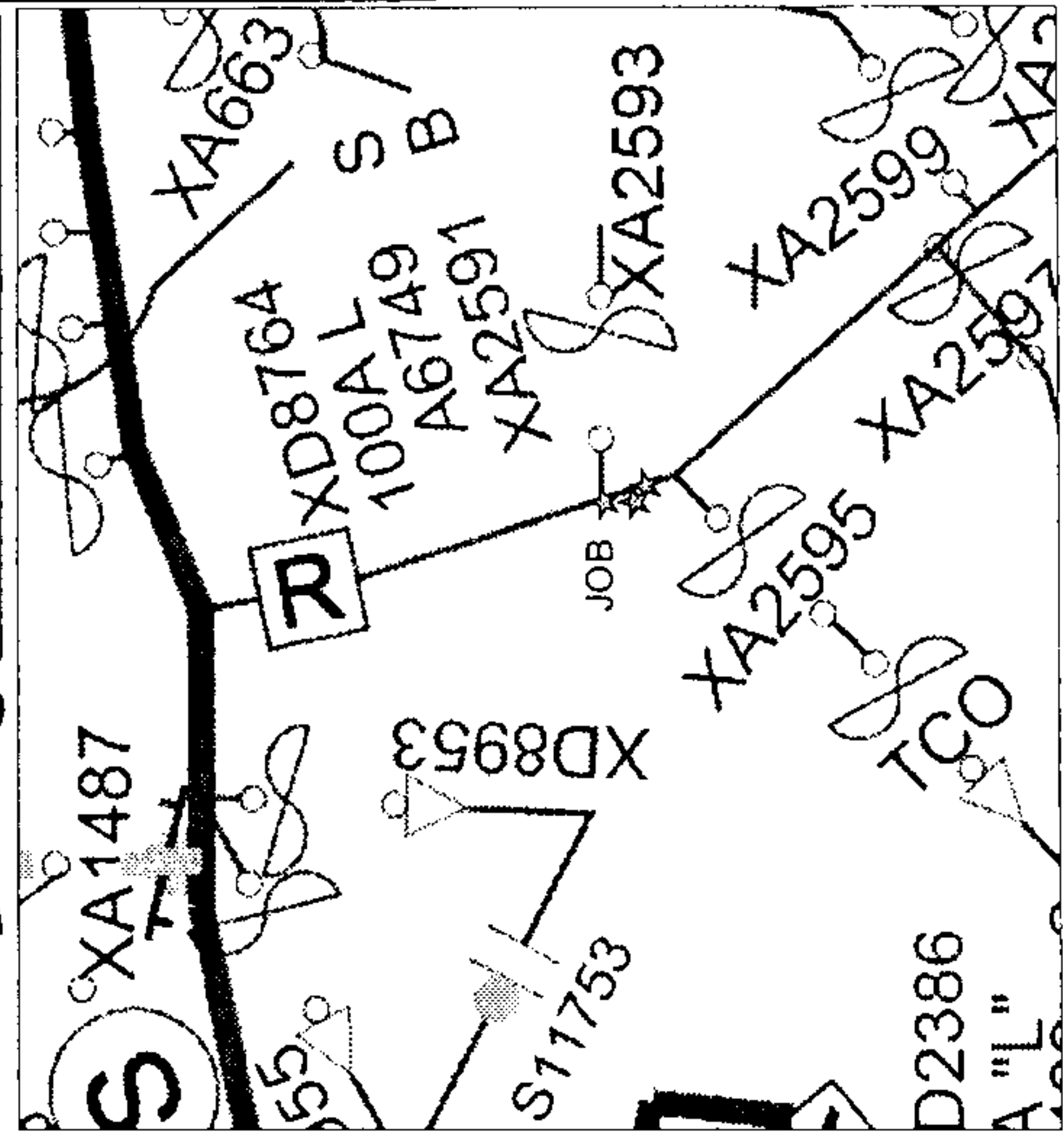
R: 1-20 Pri. & N Tan.  
I: 1-20 Pri. & N Susp.  
1-10" Helix Anchor w/ 1"x7" Rod  
2-5/16" Guys w/ Fg Rod

I: 1-45,4 CCA pole  
1-20 Pri. & N Susp.  
1-Co, La, & Tbrkt  
1-25 KVA Conv. Trans.  
1-Enh. Gnd.  
1-10" Helix Anchor w/ 1"x7" Rod  
2-5/16" Guys w/ Fg Rod

R: #2&4 Top Ties  
I: #2&4 Side Ties  
1-10" Helix Anchor w/ 1"x7" Rod  
2-5/16" Guys w/ Fg Rod

Notes:  
1) House to be within 2 or 3 ft. of existing line.  
2) Customer to pay \$831.83 for Out-Of-Ratio Cost and fixed UG cost.

20130820000340660 3/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
08/20/2013 03:27:51 PM FILED/CERT



THIS INSTRUMENT WAS PREPARED BY:

*Michael S. Seltzer*  
681 CORP 438 (Hwy 438)  
MUSKOGEE ALA  
35186

QUITCLAIM DEED

20120829000325880 1/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/29/2012 12:00:51 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

*Michael S. Seltzer* & *Donna S. Seltzer*  
hereby remises, releases, quit claims, grants, sells and conveys to

*Donna S. Seltzer*  
(hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A (attached)

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 29 day of August, 20 12.

*Michael S. Seltzer* (SEAL)  
*Donna S. Seltzer* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared *Michael + Donna S. Seltzer* whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 29 day of Aug, 20 12.

*Cathy Williams*  
Notary Public

My commission expires:

COMMISSION EXPIRES  
FEBRUARY 10, 2016

Shelby County, AL 08/29/2012  
State of Alabama  
Deed Tax: \$89.00

20130820000340660 4/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
08/20/2013 03:27:51 PM FILED/CERT



EXHIBIT "A"

Commence at the NW corner of Section 5, Township 20 South, Range 1 East; thence run South along the West line of said Section, a distance of 330.22 feet, to the Northeast corner of the South 1/2 of the North 1/2 of the NE 1/4 of the NE 1/4, Section 6, Township 20 South, Range 1 East, and the point of beginning; thence continue South along the West line of said Section 5, a distance of 151.78 feet; thence turn a deflection angle of 90 deg. 23 min. 18 sec. to the left, and run a distance of 284.85 feet, to the West right of way line of Shelby County Highway No. 438; thence turn a deflection angle of 96 deg. 06 min. 17 sec. to the right and run along said Right of Way, a distance of 375.00 feet; thence turn a deflection angle of 83 deg. 24 min. 19 sec. to the right and run a distance of 247.52 feet, to the West line of said Section 5; thence turn a deflection angle of 90 deg. 52 min. 42 sec. to the right and run North along said Section line a distance of 196.56 feet to the Southeast corner of the South 1/2, North 1/2, NE 1/4, NE 1/4 of Section 6; thence turn a deflection angle of 89 deg. 11 min. 15 sec. to the left and run a distance of 212.10 feet to the East shore line of Shaw's Lake; thence turn a deflection angle of 105 deg. 03 min. 05 sec. to the right and run along said shore line, a distance of 341.98 feet; thence turn a deflection angle of 74 deg. 58 min. 43 sec. to the right and run a distance of 118.61 feet, the point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 5, and the South 1/2 of the North 1/2 of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.



20130820000340660 5/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
08/20/2013 03:27:51 PM FILED/CERT



20120829000325880 2/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/29/2012 12:00:51 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Michael Sertell  
Mailing Address 681 Hwy 438  
Wilsonville AL  
35186

Grantee's Name Donna S. Liles-Sertell  
Mailing Address 681 Hwy 438  
Wilsonville AL  
35186

Property Address 681 Hwy 438  
Wilsonville AL  
35186

Date of Sale 8-29-12  
Total Purchase Price \$

or  
Actual Value 112 \$ 88,825

or  
Assessor's Market Value \$ 177,650



20130820000340660 6/6 \$29.50  
Shelby Cnty Judge of Probate, AL  
08/20/2013 03:27:51 PM FILED/CERT

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



20120829000325880 3/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/29/2012 12:00:51 PM FILED/CERT

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 8-29-12

Print DONNA S. Liles-Sertell

☐ Unattested

Sign Donna S. Liles-Sertell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1