

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6170-14-C515

APCO Parcel No. 70274396

Transformer No. S80325

This instrument prepared by: Shannon D. Floyd

Alabama Power Company/Attn: Corporate Real Estate
2 Industrial Park Drive
Pelham, AL 35124

20160115000016400

01/15/2016 01:51:11 PM

ESMTAROW 1/2

KNOW ALL MEN BY THESE PRESENTS, That Frank A. Combs, III and wife, Susan S. Sidewell

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 W 1/2 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, more particularly described in that certain instrument recorded in instrument number 20150304000065910, 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 19th day of August, 2015.

Mary Rains
Witness Signature

Mary Rains
Print Name

Mary Rains
Witness Signature

Mary Rains
Print Name

FRANK A Combs III (SEAL)
Frank A. Combs, III (Grantor)

FRANK A Combs III
Print Name

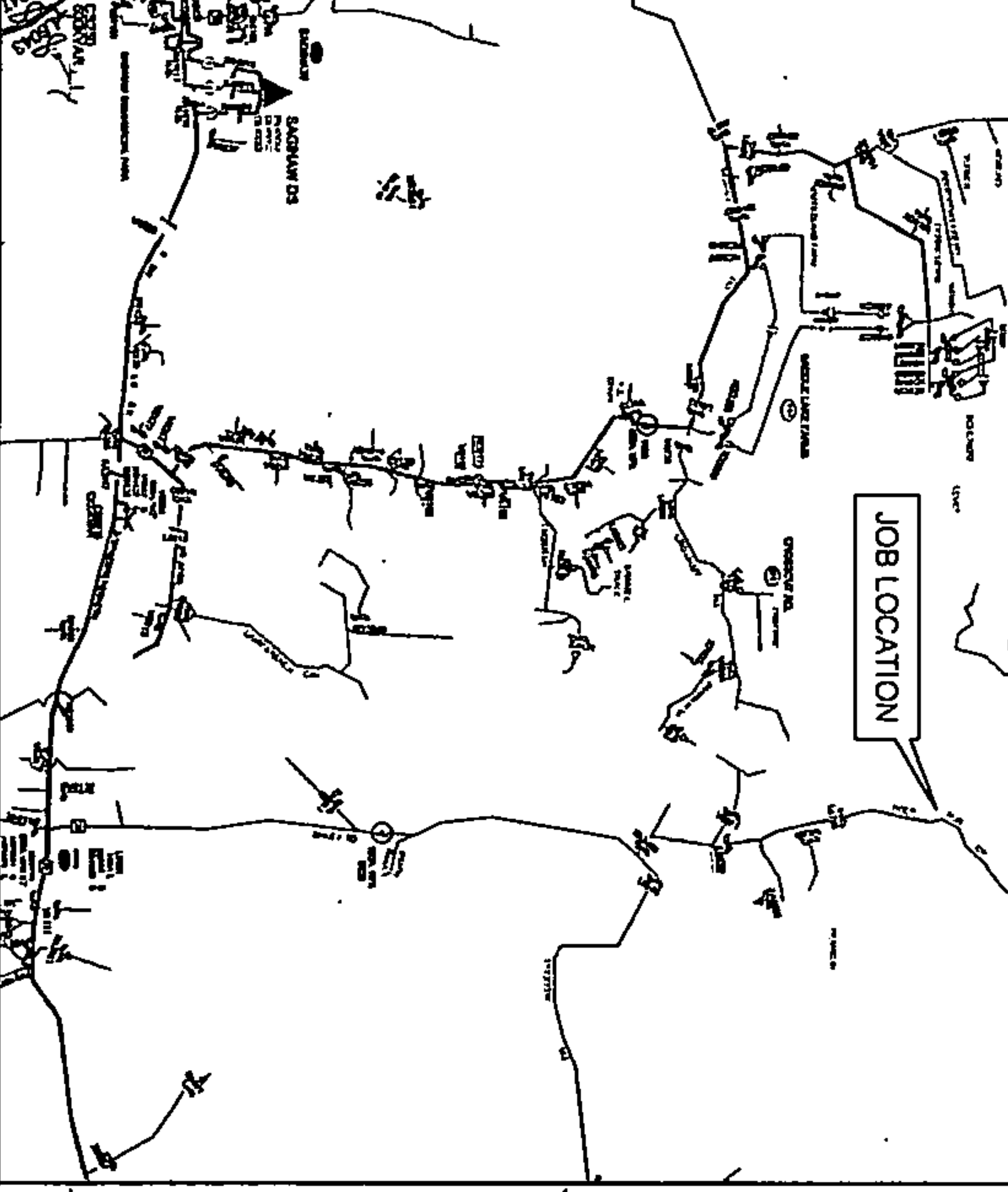
Susan S Sidewell (Combs) (SEAL)
Susan S. Sidewell (Grantor)

Susan S Sidewell (Combs)
Print Name

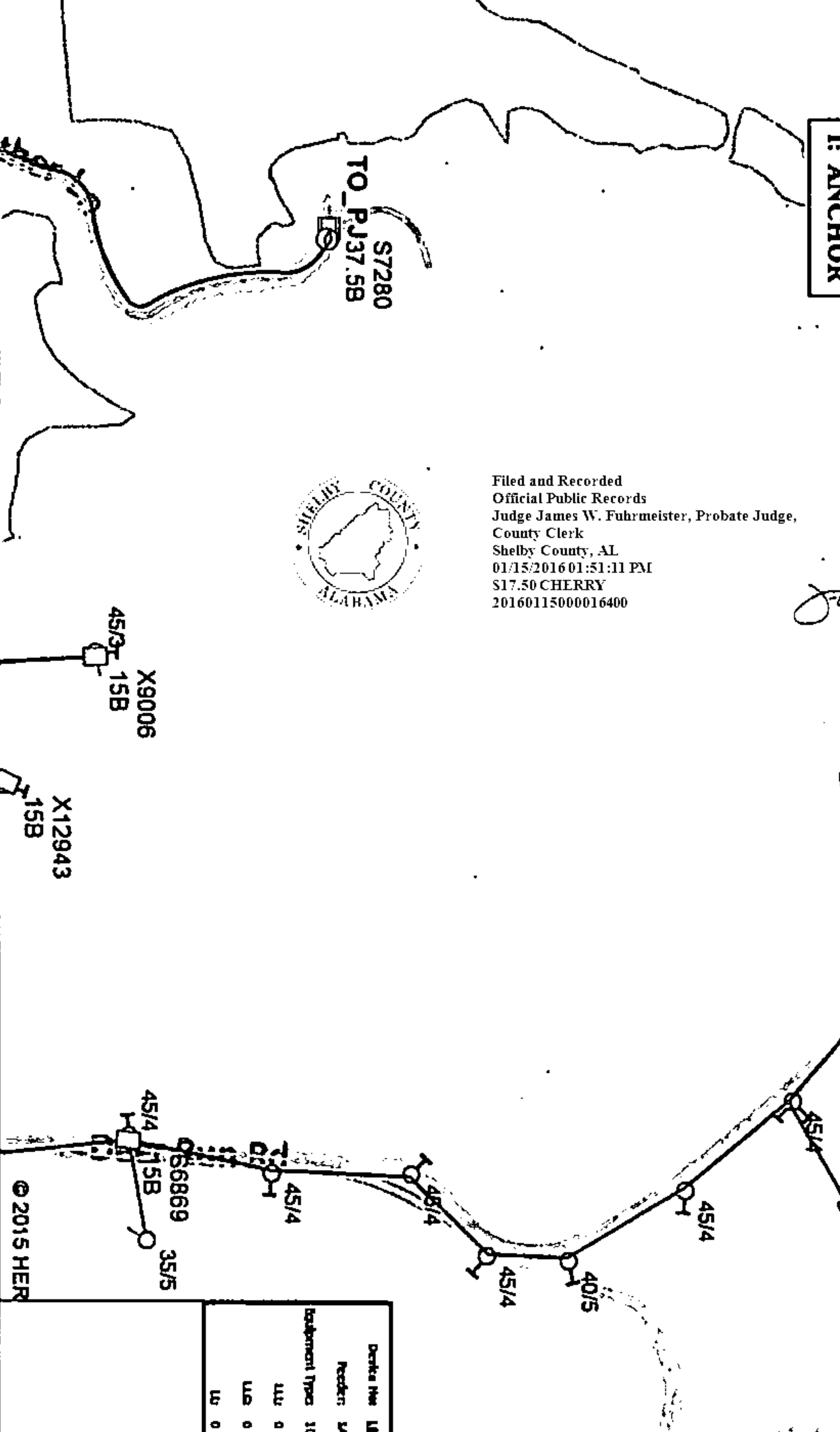
S/a 1+18 to S/a 2+00 on grantor.

Customer FRANK COMBS	Location 815 DEER RUN RD	Cmtd. Svc Date	County SHELBY	Section 4	Township 21S	Range 02W	Estimate No. A617014C515
Division BIRMINGHAM	District SOUTH VARNONS	Town ALABASTER	UserID japutt	Created: 7/27/2015	Substation SAGINAW DS	X- 49062 Y- L8755	Missall No. Work Date Time Update


JOB LOCATION



JOB LOCATION



TO PJ37.5B



ENERGIZED LINE WORK

Sub _____

OCB/OCR _____

Switch# _____

Fuse Size _____

Scheme? **N**

Scheme Name: _____

Voltage	Pri.	Sec.
12	120/	240

Phone _____

Co. Name _____

CATV Co. _____

Co. Name _____

CHARTER **N**

Accessible **Y**

Tree Crew **N**

MISSALL **Y**

Permits Req'd _____

R/W **Y**

City **N**

County **N**

State **N**

Mission **N**

Xmr Loading _____

KVA: _____

Volt Drop _____

Flicker _____

DocId: 1235 Version: 12.11 IV

Project: Saginaw Dr., 49062

Equipment Type: 100.5

LU: 0 LU: 643

LU: 0 LU: 213

LU: 0

49062

L6024, 100A L [R]

L8755, 100A SLD [J]

JOB |

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/15/2016 01:51:11 PM
\$17.50 CHERRY
20160115000016400

ENGINEER: PUTT LINC: 1375

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