

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6272-08-A016

APCO Parcel No. 70276819

Transformer No. 9093

This instrument prepared by: Patrick Robinson

Alabama Power Company

700 Martin St. S

Pell City, AL 35128

\$500.00

20160607000195120

06/07/2016 08:06:50 AM

ESMTAROW 1/5

KNOW ALL MEN BY THESE PRESENTS, That McWhorter Properties - Sunbelt Turf Farm, LLC

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, translosures, 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.

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 said Grantor, has caused this instrument to be executed by Sam Hamner

its authorized representative, as of the 7th day of December, 2015.

ATTEST (if required) or WITNESS:

By: _____

Its: _____

McWhorter Properties - Sunbelt Turf Farm, LLC
(Grantor - Name of Corporation/Partnership/LLC)

By: [Signature] (SEAL)

Its: Managing Member
[indicate President, General Partner, Member, etc.]

All facilities on Grantor: _____

Station to Station: Pole 2+00 to Pole 3+00 west side

CORPORATION NOTARY

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STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name as _____ of _____, a corporation, 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 this instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

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

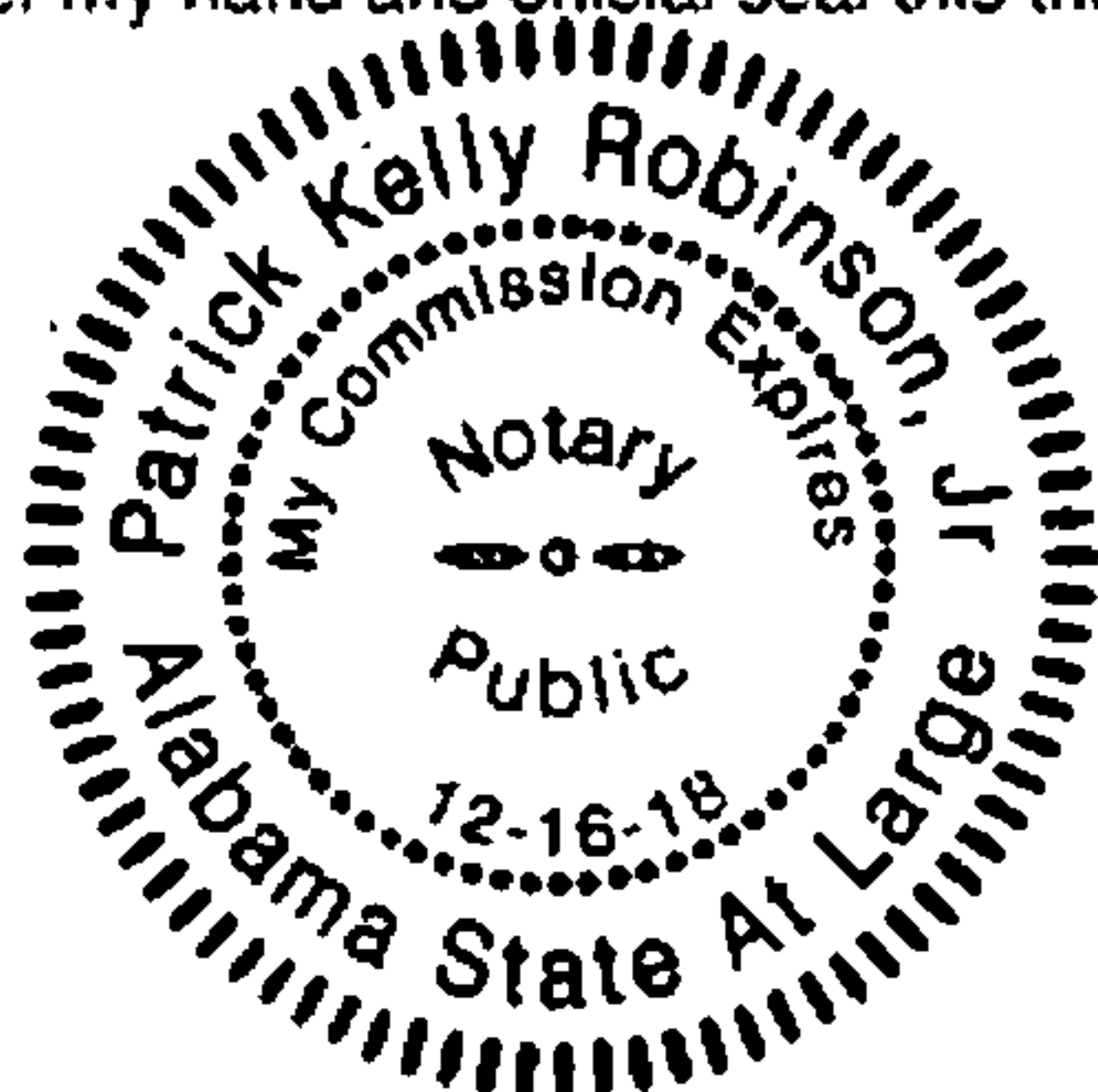
COUNTY OF SHELBY

I, Patrick Kelly Robinson, Jr., a Notary Public in and for said County in said State, hereby certify that Sam Hamner, whose name as Managing Member of McWhorter Properties-Sunbelt Turf Farm LLC, a limited liability company, [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 Managing Member and with full authority, executed the same voluntarily, for and as the act of said McWhorter Properties-Sunbelt Turf Farm LLC [acting in such capacity as aforesaid].

Given under my hand and official seal this the 7th day of December, 2015.

[SEAL]



Notary Public

My commission expires: December 16th, 2018

20160607000195120, 06/07/2016 08:06:50 AM ESMTAROW
3/5 Exhibit A

WE#: A6272-08-A016

Document # 70276819

A parcel of land located in the SW ¼ of the SE ¼ of Section 21, Township 20 South, Range 02 East, more particularly described in that certain instrument recorded in deed instrument 20020924000459900, in the office of the Judge of Probate Shelby County, Alabama.

Date Assigned 11/3/15
Date Cleared 1/27/16
Parcel # 70276819

1 inch = 300 feet

Map Center Lat/Long: 33.271696 -86.437782

Map Center UTM: 1812197 12078548

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Customer Jeff McDonald	Location 33.2651598, -86.4288137 1980 HIGHWAY 25 S	Cmtd. Svc Date 1812197	County Shelby	Section 21	Township 20S	Range 02E	Add'l Info. Page 1 of 2	Estimate No. A627208A018
Division Eastern	District Oak Grove	Town Harpersville	UserID brjohnso	Created: 21/28	Substation X- 30698	Y- EB2167	MISCELL#	Loc #9093
ENERGIZED LINE WORK Sub Harpersville#3 30698 OCR EB322 Switch# Fuse Size								Transformer Loading 14.6kVA
20160607000195120 06/07/2016 08:06:50 AM ESMTAROW 4/5								ALABAMA POWER A SOUTHERN COMPANY
Loc. 1 Make EB2157 30A QA								Substation Harpersville#3 30698
Loc. 2 E OE Inert E 350ft - #2 ASCR P&N R Pn Down Guy								Feeder # 30698
Loc. 3 E 40ft CCA Poles E 66 Enhanced Ground E Pn Riser (EB2803) E 916in Pn Down Guy w/15ft Lead E Anchor Bn in Helix, 3/4in Rod E 2500ft - #100AL UG Cable Pn								Reference Fuse #EB2157 Transformer #681
Construction Notes: The overhead power line will be installed along the existing property line. This will result in a 15ft easement on the Cowens' property and a 15ft easement on Sunbelt Turf Farm's property. APCo will provide 140ft ROW Tree Trimming along the Cowens' and Sunbelt Turf Farm's property. Jeff McDonald will provide ROW Tree Trimming on his property. APCo will direct bury 2500ft Underground Cable.								Phone Co. 12.47KV 240V
EB2073 10A								Cable Co.
EB2021 SOLID								Accessible
H2703 S								Tree Crew
EB2153 R								Rock Hole
H2685 N.O.								Permits
EDOC HAS OWNERSHIP OF H2685 N.O.								R/W
XD2909								CITY
DIVISION								COUNTY
ND								STATE
OTHER								

Date Assigned 11/3/15
Date Cleared 1/27/16
Parcel # 70276819

1 inch = 300 feet

Map Center LatLon: 33.268618 -86.435713

Map Center UTM: 1812835 12077432

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Customer Jeff McDonald	Location 33.2651598, -86.4298137 1950 HIGHWAY 25 S	Cmted. Svc Date 1812835 12077432	County Shelby	Section 28	Township 20S	Range 02E	Add'l Info. Page 2 of 2	Estimate No. A827208A016
Division Easton	District Oak Grove	Town Harpersville	UserID bnjohnso	Created:	Substation X- 30696	Y- EB2157	MISSALL#	
			ENERGIZED LINE WORK Sub Harpersville#3 30696 OCR EB322 Switch# EB2157 Fuse Size 30A QA			Loc #8093 14.6kVA		
			ALABAMA POWER A SOUTHERN COMPANY Harpersville#3 30696 Feeder # 30696 Reference Fuse #EB2157 Transformer #8093			Voltage PH Sec 120/ 120V 240V Phone Co. Cable Co. Accessible Tree Crew Rock Hole Permits R/W CITY COUNTY STATE OTHER		
<p>Construction Notes: The overhead power line will be installed along the existing property line. This will result in a 15ft easement on the Cousins' property and a 15ft easement on Sunbelt Turf Farm's property. APCo will provide 140ft ROW Tree Trimming along the Cousins' and Sunbelt Turf Farm's property. Jeff McDonald will provide ROW Tree Trimming on his property. APCo will direct bury 2500ft Underground Cable.</p> <p>Loc. 2 E 360ft - #2 ASCR P&N R- Pri Down Guy</p> <p>Loc. 3 E 4015 CCA Pole E 80 Enhanced Ground E Pri Riser (EB2903) E 518in Pri Down Guy w/15ft Lead E Anchor Bn Helix, 3/4in Rod E 2500ft - #100AL UG Cable Pri</p> <p>EB2903 15A QA</p> <p>EB2021 SOLID H2703 S EB2153 B</p> <p>EB2157 20A</p> <p>EB2903 15A QA</p> <p>EB2073 10A</p> <p>2 AC SR</p> <p>H2685 N.O. EDOC HAS OWNERSHIP OF H2685 N.O.</p> <p>XD2909</p> <p>PER BEND</p> <p>3500sqft All Electric 5 Ton Heat Pump Voltage Drop = 1.7% Flicker = 4.7%</p> <p>Loc. 4 E 25kVA UG Xtnsr E 100ft - #40 UTA</p> <p>COOSA</p>								

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2016 08:06:50 AM
\$26.50 CHERRY
20160607000195120