

APC Document#

72232049-001

ALMO-08-ALM

Source of Title: - - - - -

Instrument Number 20151228000440550 (Pine Mountain Preserve, Inc.

Instrument Number 20170901000320910 (Eddleman Lands, LLC)

**Grant of Easement in Land for an Underground Subdivision**

Pine Mountain Preserve

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Shannon Floyd

\$500<sup>00</sup>

20180103000000340

01/03/2018 08:26:33 AM

ESMTAROW 1/5

Alabama Power Company

Attn: Corporate Real Estate/ 12N-0982

P. O. Box 2641

Birmingham, Alabama 35291

**KNOW ALL MEN BY THESE PRESENTS**, That the undersigned **Pine Mountain Preserve, Inc., a Delaware corporation and Eddleman Lands, LLC**, an Alabama limited liability company (hereinafter known as "Grantor", whether one or more) is the owner of record of the real estate in the above named County, Alabama which Granter intends to subdivide, as described on Exhibit "A", attached hereto and made a part hereof (hereinafter "the Property"); and

**WHEREAS**, Granter desires to have Alabama Power Company and/or its successors and assigns (the "Company") construct, operate and maintain underground electric distribution and service facilities to provide electric service to houses or other improvements to be constructed upon the Property, and therefore is willing to grant to the Company easements, rights, and privileges for the construction, operation and maintenance of such electric facilities.

**NOW, THEREFORE**, for and in consideration of One and No/100 Dollars (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Granter does hereby agree and covenant with the Company as follows:

1. Granter does hereby grant to the Company, its successors and assigns, the following easements, rights, and privileges for the purposes of constructing, operating, maintaining, repairing and replacing in, over and under the surface of the Property, conductors, riser poles, guy wires and anchors, conduits, cables, transformers, switchgear, translosures, pad-mounted equipment, light poles and associated fixtures, and all other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the underground transmission and distribution of electric service, and also for underground communication service, at those places where the Company's facilities enter and leave any subdivision, along routes and in areas to be selected by the Company as provided herein, together with the right of ingress and egress to and from the easement areas and all other rights and privileges necessary or convenient for the full use and enjoyment thereof:
  - A. Underground Distribution Line Easement. An easement for the Company's underground Facilities, which shall be ten (10) feet wide, and shall extend the greater of five (5) feet from road right-of-way or five (5) feet from all sides of the underground conduits and conductors, as and where now or hereafter installed by the Company; together with the right to excavate the soil within said easement, and remove any trees, rocks and other obstructions, as necessary or convenient, for the construction, maintenance, repair, replacement, safety or operation of Company Facilities, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said easement which, in the opinion of the Company, may now or hereafter endanger, interfere with, or threaten to endanger the operation and maintenance of the Company's Facilities, and also to prevent the surface elevation over said Facilities from being reduced by more than four (4) inches, unless permitted in writing by the Company in each instance.
  - B. Easement for Above Ground Facilities Associated with Underground Distribution Lines: An easement for the Company's above-ground Facilities necessary or useful for providing underground service to buildings or other improvements, specifically including riser poles, guy wires and anchors at those places where the Company's Facilities enter and leave any subdivision, light poles and associated fixtures, and all pad-mounted equipment which shall include any and all portions of the Property on which such Facilities are constructed or installed. The width of the Company's above-ground easement will depend on the type of equipment: for poles, the right of way will extend fifteen (15) feet on all sides of such poles as where now or hereafter installed; for all other overhead Facilities, the right of ways shall extend five (5) feet on all sides as and where now or hereafter installed by the Company. Further, with respect to overhead Facilities, the Company is also granted the right to install and use anchor(s) and guy wires on land adjacent to said right of way, the right to clear, and keep clear, any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under, and above said easement which, in the opinion of the Company, may now or hereafter endanger, interfere with, or threaten to endanger the operation and maintenance of, the Company's Facilities, and also the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the aforementioned right of way that, in the opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead Facilities.

C. Underground Service Easement: An easement for the Company's service Facilities to each house or other improvement, now or hereafter constructed on each subdivided lot on the Property. Such service easement shall extend five (5) feet on all sides of said Facilities running to the service entrance for each house or other improvement, as and where now or hereafter installed by the Company; together with the right to excavate the soil within said easement, and remove any trees, rocks and other obstructions, as necessary or convenient for the construction, maintenance, repair, replacement, safety or operation of the Company's Facilities, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said easement which, in the opinion of the Company, may now or hereafter endanger, interfere with, or threaten to endanger the operation and maintenance of, the Company's Facilities, and also to prevent the surface elevation over said Facilities from being reduced by more than four (4) inches, unless permitted in writing by the Company in each instance.

D. Easement Locations. As provided above, the particular areas to be covered by the easements granted herein are to be determined by the locations at which the Company installs its various Facilities. Unless the right is granted pursuant to a separate instrument, and except with respect to Facilities described in paragraph 1.C above, the Company agrees that it will only install its Facilities within the following described areas to be determined by subdivision plat(s) to be recorded in the Probate Office records in the County in which the Property is located:

- (i) within road rights-of-way;
- (ii) within ten (10) feet of the boundaries of road rights-of-way;
- (iii) within ten (10) feet of any front and rear property lines of the lots shown on the subdivision plat(s);
- (iv) within five (5) feet of any side property lines of the lots shown on said plat(s);
- (v) within any area shown or described on said plat(s) as an area for electric utility facilities or utility facilities in general; and

To the extent that any lot line abuts a lot line of another lot in the same subdivision, it shall be deemed a side lot line. All other lot lines shall be deemed front or rear lot lines. The dimensions of the particular easement areas are described in paragraphs 1.A, 1.B and 1.C and the locations are to be determined by the locations at which such Facilities are installed.

In the event it becomes necessary or desirable for the Company from time to time to move any of its Facilities in connection with the construction or improvement of any public road or highway in proximity to its Facilities, the Company is hereby granted the right to relocate its said Facilities and, as to such relocated Facilities, to exercise the rights granted above; provided, however, the Company shall not relocate its Facilities on the Property at a distance greater than ten (10) feet 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 Grantors, the Company and each of their respective heirs, personal representatives, successors and assigns and the words "Company" and "Grantors" as used in this instrument shall be deemed to include the heirs, personal representatives, successors and assigns of such parties.

2. The Company shall not be liable for any damages to or destruction of any shrubs, trees, roots, flowers, grass or other plants caused by the equipment or employees of the Company or its contractors engaged in the construction, operation, maintenance, repair, replacement or removal of the Company's Facilities. Appropriate meter locations must be obtained from the Company prior to installing or relocating service entrance facilities.
3. The Company will retain title to all Facilities installed by the Company or its contractors, including but not limited to the service lateral and outdoor metering socket serving each house or other improvement and said service entrance facilities provided by the Company will not in any way be considered a fixture or fixtures and thereby a part of said real estate, but will remain personal property belonging to the Company and will be subject to removal by the Company in accordance with applicable Rules and Regulations filed with and approved by the Alabama Public Service Commission.

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

IN WITNESS WHEREOF, this instrument has been executed this 22<sup>nd</sup> day of December, 2017.

WITNESS/ATTEST

\_\_\_\_\_  
Printed Name

WITNESS/ATTEST

APL # 72232049-001  
Printed Name

GRANTOR:

Pine Mountain Preserve, Inc. a Delaware corporation

By  
Its:

Eddleman Lands, LLC, an Alabama limited liability company

By

Its:



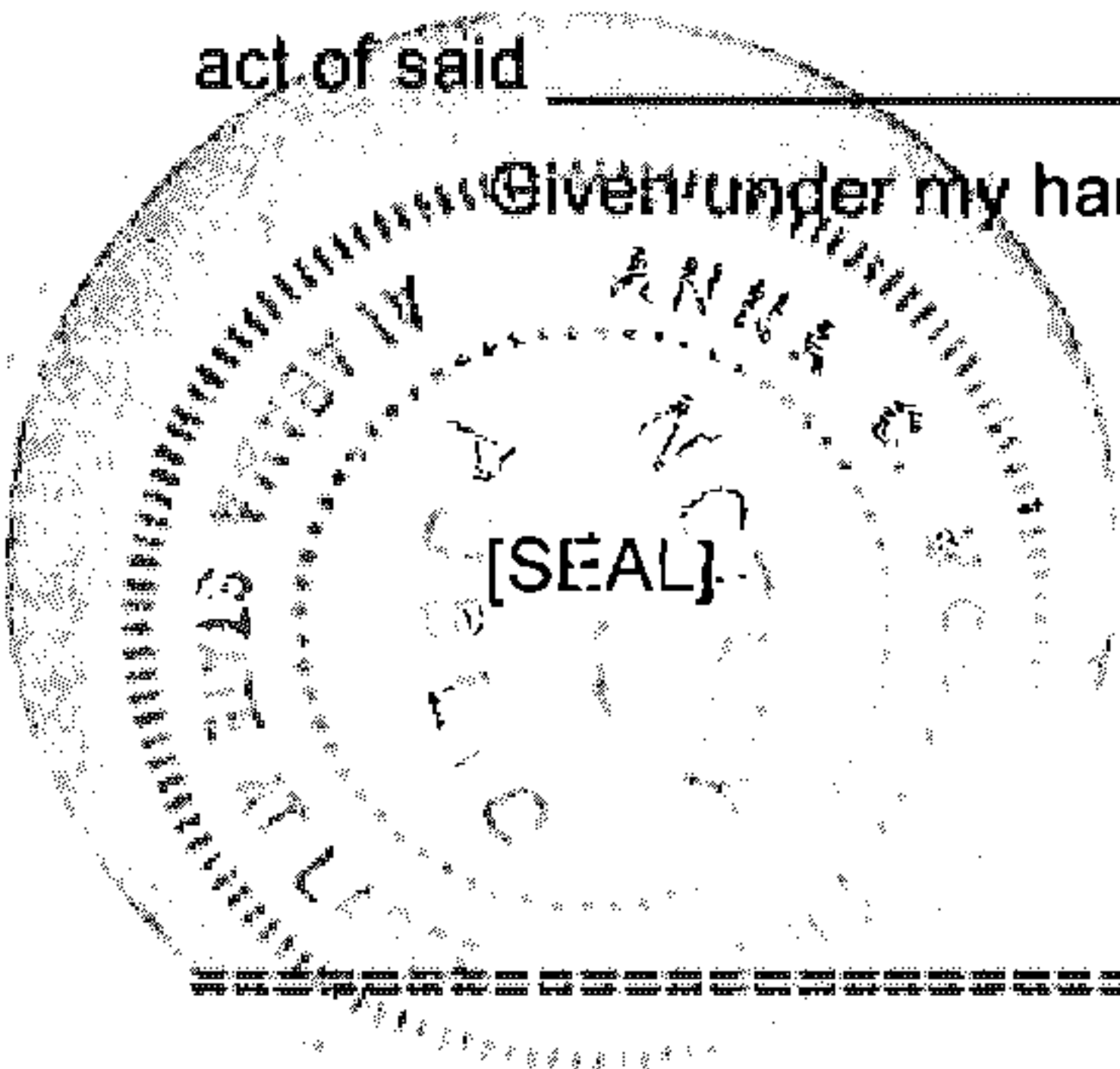
CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }  
COUNTY OF Jefferson }

I, ANNA C. McConathy, a Notary Public in and for said County in said State, hereby certify  
that Douglas D. Eddleman whose name as  
President of Pine Mountain Preserve, Inc. a  
Delaware Corp. [acting in its capacity as  
of \_\_\_\_\_, a

\_\_\_\_\_] 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 22nd day of December, 2017.



Anna C. McConathy  
Notary Public  
My commission expires: June 29, 2018

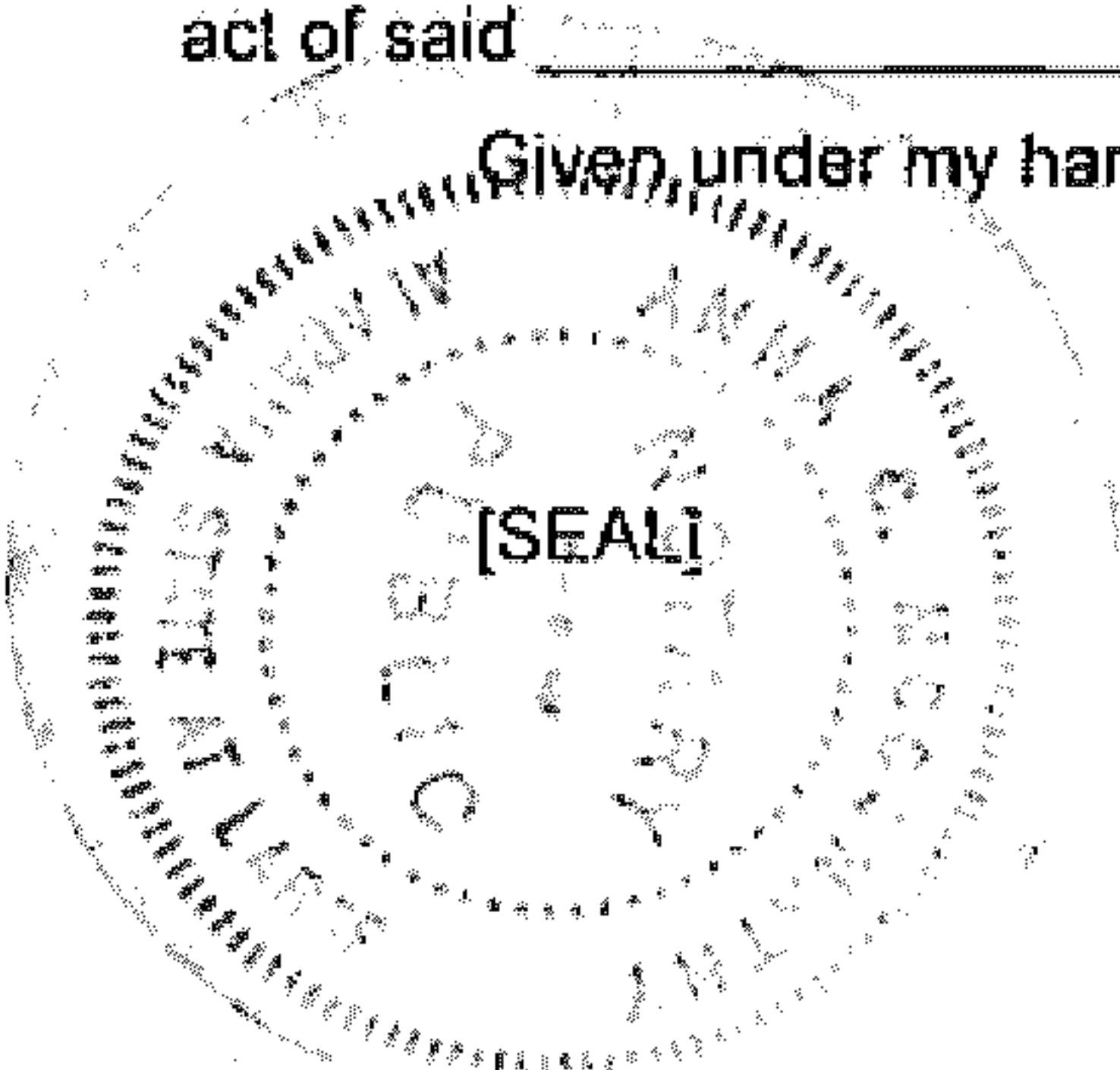
CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }  
COUNTY OF Jefferson }

I, ANNA C. McConathy, a Notary Public in and for said County in said State, hereby certify  
that Douglas D. Eddleman whose name as  
President of Eddleman Lands, LLC a  
Alabama Limited Liability Company [acting in its capacity as  
of \_\_\_\_\_, a

\_\_\_\_\_] 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 22nd day of December, 2017.



Anna C. McConathy  
Notary Public  
My commission expires: June 29, 2018

For Alabama Power Company Corporate Real Estate Department Use Only

All facilities on Grantor: Yes

Location to Location: \_\_\_\_\_

• ¼ of the \*ALL ¼ of Section 18, Township 19S, Range 1E

#

WE#: A6170-08AL17

Document # 72232049-001

**Exhibit "A"**

A parcel of land located in N ½ and the S ½ Section 18, Township 19 South, Range 1 East, more particularly described in those certain instruments recorded in Instrument Number 20170901000320910 and Instrument Number 20151228000440550 recorded in the Office of the Judge of Probate in Shelby County, Alabama.

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center:

Lat/lon Center:

33.378164  
-86.577719

County:

Shelby 18

Section

19S 01E

RW Agent *Shannon Floyd*  
Date Assigned 11.28.17  
Date Cleared 12.18  
Parcel # 72.0330049-001

Customer	EDDLEMAN	Location	PINE MOUNTAIN PRESERVE	Com'd Svc Date	6/30/2017	Callback Date	10/5/2016	Missall No. ULCS		W/E #	A6170-08-AL17
Region	BIRMINGHAM	District	VARNONS	Town	WESTOVER	Created:	4/14/2017	Date Good Thru Date		Engineer	SHGUY--10820
Acquisition Agent	SHANNON FLOYD	Date R/W Assigned	11.28.17	Date R/W Cleared	12.18	X	460116	Y	XA3185	XA3187	
Scale 1 inch = 241 feet											
JET'S Reference											
LOC 1 I: (2) PRI CABLE SPLICES AT TC #SC4 MOVE NO FROM SG4 ON THE CABLE MARKED TO TC SG2 TO LOC 7											
LOC 2 I: 1 PH TERM CABINET TC #SC5 I: (2) 2 WAY 1 PH JUNCTIONS AT BUILDING SITE 1											
LOC 3 I: 1 PH TERM CABINET TC #SC6 I: (2) 2 WAY 1 PH JUNCTIONS											
LOC 4 I: 1 PH TERM CABINET TC #SC7 I: (2) 2 WAY 1 PH JUNCTIONS											
LOC 5 I: 1 PH TERM CABINET TC #SC8 I: (2) 2 WAY 1 PH JUNCTIONS LOCATED ON CORNER OF FARM LOT 1 & 2											
LOC 6 I: 1 PH TERM CABINET TC #SC9 I: (2) 2 WAY 1 PH JUNCTIONS LOCATED ON CORNER OF FARM LOT 3 & 4											
LOC 7 I: 1 PH TERM CABINET TC #SC10 I: (2) 2 WAY 1 PH JUNCTIONS LOCATED AT END OF FARM LOT 5											
NOTE EXTENDING LOOP FEED THAT WAS INSTALLED ON A6170-08-AC13 CUSTOMER TO PAY OH/UG DIFFERENTIAL COST EACH HOMESITE WILL HAVE TO PAY FOR SERVICE FOR FUTURE JOBS TO SERVE HOMES/FARMS											
HOTLINE INFO Sub: E CHELSEA Fdr #: 1 Btr #: 460116 OCR #: L6004 I00 A T Prol Sw: XA3185 XA3187 30 A QA											
Voltage Pri 7.2 KV Sec N/A											
Transmission											
Permits Req'd											
R/W											
City											
County											
State											
Transfer Notice Rec'd											
Accessible											
Tree Crew											
Co Name											
CATV Co.											
Transfer Notice Rec'd											
Permits Rec'd											
Phone Co											
Co Name											

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/03/2018 08:26:33 AM  
S27.50 CHERRY  
20180103000000340

SHelby COUNTY ALABAMA

PINE MTN TRAIL

JOB

500'

1200'

925'

1475'

2350'

1869'