

APC Document #: 72298742-001

EASEMENT – UNDERGROUND

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Dean Fritz

Alabama Power Company
2 Industrial Park Dr
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, **James S Clemmer, Jr., and wife, Patricia S Clemmer**, (hereinafter known as "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, do hereby grant to said Alabama Power Company, its successors and assigns (hereinafter the "Company"), the following easements, rights, and privileges:

The right from time to time to construct, install, operate, and maintain, upon, under, and across the Property described below, all wires, conduits, cables, translosures, transformers, fiber optics, communication lines, and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the underground transmission and distribution of electric power and communications, along a route selected by the Company, as determined by the location(s) in which the Company's facilities are to be installed. The Company's right of way will extend five (5) feet on all sides of said Facilities as and where installed, and shall include the right to clear and keep clear said right of way (hereinafter referred to as the "Easement Area").

The Company is further granted all the rights or privileges necessary or convenient for the full enjoyment and use of said right of way for the purposes above described, including, without limitation, the right of ingress and egress to and from said Facilities, as applicable, the right to excavate for installation, replacement, repair and removal of said Facilities, and also the right to cut, remove, and otherwise keep clear any and all structures, obstructions, or obstacles of whatever character, on, under, adjacent to, and above said Facilities.


The easements, rights and privileges granted hereby shall burden the "Easement Area", which is located within the real property more generally described in Instrument #20171227000461020 & 20180612000207590, in the Office of the Judge of Probate of the above-named county in Alabama.

If, in connection with the construction or improvement of any public road or highway, it becomes necessary or desirable for the Company to move any of the Facilities, Grantor hereby grant 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 11 day of April, 2024.



Witness Signature (non-relative)

Eric Reeborgs


Print Name



Witness Signature (non-relative)

Eric Reeborgs

Print Name



Grantor Signature

James S. Clemmer, Jr.

Print Name



Grantor Signature

Patricia S Clemmer

Print Name

For Alabama Power Company Corporate Real Estate Department Use Only

W.E. #: A6173-00-AF24 & A6173-00-B823

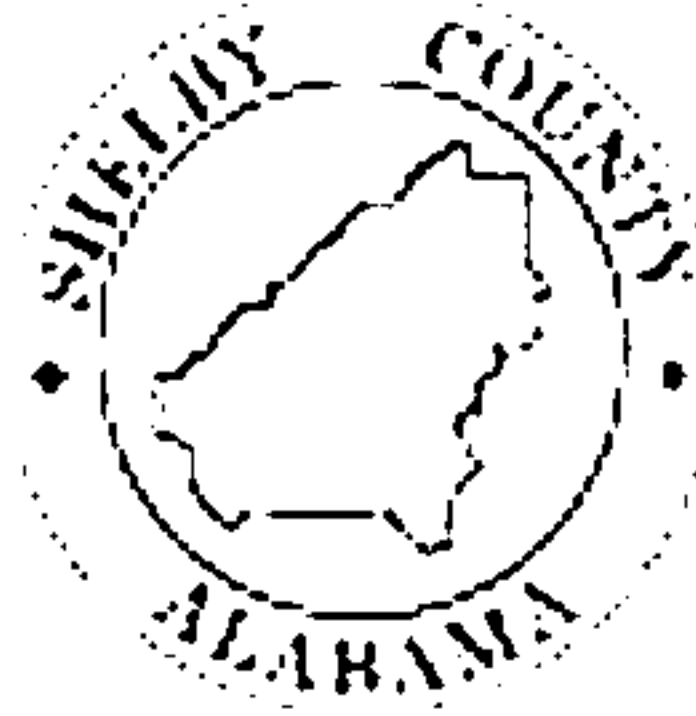
Tax ID #: 10 2 03 0 001 001.005

¼, ¼ STR: NE ¼ of the NE ¼ of Section 3, Township 19 South, Range 2 West

All Facilities on Grantor: [No] Electronically Filed: []

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2024 08:27:36 AM
 \$27.00 JOANN
 20240510000137270

*Alex S. Bayl*STATE OF AlabamaCOUNTY OF Shelby

I, Cathy Troha, a Notary Public, in and for said County in said State, hereby certify that

James S. Clemmer
 whose name(s) is/are 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, executed the same voluntarily.

Given under my hand and official seal this the 11th day of April, 2024.

Cathy Marie Troha
 Notary Public

[SEAL]

My commission expires: February 2, 2028

My Commission Expires
 February 2, 2028

STATE OF AlabamaCOUNTY OF Shelby

I, Cathy Troha, a Notary Public, in and for said County in said State, hereby certify that

Patricia S. Clemmer
 whose name(s) is/are 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, executed the same voluntarily.

Given under my hand and official seal this the 11th day of April, 2024.

Cathy Marie Troha
 Notary Public

[SEAL]

My commission expires: February 2, 2028

My Commission Expires
 February 2, 2028