

634

BLANKET EASEMENT

State of Alabama

County of Jefferson and Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar (\$1.00) and other good and valuable considerations unto the undersigned Grantor

O W C Development Corporation, a corporation (hereinafter at times referred to as the "Grantor", in hand paid by ALABAMA POWER COMPANY, an Alabama Corporation, the receipt and sufficiency of which considerations are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said ALABAMA POWER COMPANY, its successors, assigns and lessees from the date hereof a right-of-way and easement for any one or more or all of the following purposes: Laying, constructing, erecting, setting, installing, renewing, repairing, inspecting, replacing, maintaining, operating, removing, changing the size of, modifying and relocating on or more of its pipes, pipelines, mains, conduits, cables, wires, translosures, transformers, electric meters, junction boxes, distribution boxes, appliances and appurtenances thereto and any and all other service equipment necessary to provide electric service over, under, upon and across the lands described in exhibit "A" to the residences proposed to be constructed thereon.

SEE ATTACHED EXHIBIT "A".

This instrument prepared by: ✓ Mr. R. S. Martin  
2029 Montreat Circle  
Birmingham, Alabama 35216

Situated in Jefferson and Shelby County, Alabama.

Together with the right of ingress to and egress from said lands across adjacent lands of the Grantor and all the rights and privileges necessary or convenient for the full enjoyment and use of said right-of-way and easement for the purposes above designated.

TO HAVE AND TO HOLD the said right-of-way and easement perpetually unto the said ALABAMA POWER COMPANY, its successors, assigns and lessees, provided, however, that the Grantor herein expressly reserves for itself and its successors and assigns the the right to use and enjoy the premises above described in so far as such use and enjoyment by the Grantor, its successors and assigns shall not unreasonably interfere with the use of said easement and right-of-way by the said ALABAMA POWER COMPANY, its successors, assigns and lessees under the grant herein set forth, and provided further that the Grantor and its successors and assigns will place no permanent structures upon the said right-of-way and easement. The Grantor expressly covenants that it is the owner in fee of the real property herein conveyed and has a good right to execute this agreement and to grant said easement and right-of-way.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed for and in its corporate name and behalf and its corporate seal hereunto to be affixed and attested all by its proper officials who are thereunto duly authorized, on this the 20th day of July, 1982.

[ Corporate Seal ]

ATTEST:

By \_\_\_\_\_

Its \_\_\_\_\_

OWC DEVELOPMENT CORP.  
By Thomas Martin  
Its President

CERTIFIED TO BE A TRUE ORIGINAL

Patricia D. Swearingen  
NOTARY PUBLIC



BOOK 341 PAGE 251

O W C Development Corporation

TO

ALABAMA POWER COMPANY

EASEMENT DEED

STATE OF ALABAMA

County of Jefferson and Shelby

Office of the Judge of Probate

I hereby certify that the

within deed was filed in this

Office for record on the        day

      , 19        at        O'clock

M., and was duly recorded in

Book        of Deeds at page       

Judge of Probate

STATE of ALABAMA

COUNTY of JEFFERSON and SHELBY

I, PATRICIA A. SWEARINGEN, a Notary Public and for said Counties,

in said State, hereby certify that R.S. MARTIN whose name as       

PRESIDENT of OWC DEVELOPMENT CORPORATION, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 20th day of JULY, 1982.

Patricia A. Swearingen  
NOTARY PUBLIC

My Commission Expires November 23, 1985

My commission expires       

Patricia A. Swearingen  
[Notary Seal]  
NOTARY PUBLIC

BOOK 341 PAGE 252

BOOK

LEGAL DESCRIPTION, WINDHOVER,  
PHASE IV PROPERTY

1982 JUL 21 PM 12:05

STATE OF ALABAMA

JEFFERSON COUNTY &amp; SHELBY COUNTY

A tract of land situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 7, the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 8, and the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Township 19 South, Range 2 West, Jefferson County, and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 19 South, Range 2 West, Jefferson County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Section 18, Township 19 South, Range 2 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said Section 18 a distance of 175.01 feet to a point, thence turn an interior angle of  $94^{\circ}44'29''$  and run to the left in a Southerly direction a distance of 120.83 feet to a point; thence turn an interior angle of  $148^{\circ}53'56''$  and run to the left in a Southeasterly direction a distance of 80.57 feet to a point, thence turn an interior angle of  $173^{\circ}36'35''$  and run to the left in a Southeasterly direction a distance of 292.05 feet to a point; thence turn an interior angle of  $176^{\circ}05'30''$  and run to the left in a Southeasterly direction a distance of 255.54 feet to a point on the North side of the Cahaba River; thence turn an interior angle of  $105^{\circ}27'40''$  and run to the left in a Northeasterly direction along the North line of said Cahaba River a distance of 35.45 feet to a point; thence turn an interior angle of  $157^{\circ}35'20''$  and run to the left in a Northeasterly direction along the North line of said Cahaba River a distance of 79.12 feet to a point; thence turn an interior angle of  $180^{\circ}10'00''$  and run to the right in a Northeasterly direction along the North line of said Cahaba River a distance of 263.47 feet to a point; thence turn an interior angle of  $184^{\circ}09'00''$  and run to the right in a Northeasterly direction along the North line of said Cahaba River a distance of 129.27 feet to a point; thence turn an interior angle of  $212^{\circ}14'30''$  and run to the right in an Easterly direction along the North line of said Cahaba River a distance of 81.98 feet to a point; thence turn an interior angle of  $205^{\circ}43'30''$  and run to the right in a Southeasterly direction along the North line of said Cahaba River a distance of 143.96 feet to a point; thence turn an interior angle of  $197^{\circ}49'00''$  and run to the right in a Southeasterly direction along the North line of said Cahaba River a distance of 243.12 feet to a point; thence turn an interior angle of  $169^{\circ}41'00''$  and run to the left in a Southeasterly direction along the North line of said Cahaba River a distance of 125.33 feet to a point; thence turn an interior angle of  $155^{\circ}12'00''$  and run to the left in an Easterly direction a distance of 192.02 feet to a point, thence turn an interior angle of  $165^{\circ}14'00''$  and run to the left in an Easterly direction a distance of 99.73 feet to a point; thence turn an interior angle of  $163^{\circ}37'00''$  and run to the left in a Northeasterly direction a distance of 111.11 feet to a point; thence turn an interior angle of  $85^{\circ}14'01''$  and run to the left in a Northwesterly direction a distance of 573.32 feet to a point on the North line of Section 17, Township 19 South, Range 2 West; thence turn an interior angle of  $124^{\circ}41'00''$  and run to the left in a Westerly direction along the North line of said Section 17 a distance of 188.28 feet to a point; thence turn an interior angle of  $149^{\circ}44'15''$  and run to the left in a Southwesterly direction a distance of 345.41 feet to a point; thence turn an interior angle of  $267^{\circ}08'15''$  and run to the right on a Northwesterly direction a distance of 341.84 feet to a point; thence turn an interior angle of  $79^{\circ}37'20''$  and run to the left in a Southwesterly direction a distance of 48.59 feet to a point; thence turn an interior angle of  $258^{\circ}22'40''$  and run to the right in a Northwesterly direction a distance of 241.35 feet to a point; thence turn an interior angle of  $92^{\circ}36'04''$  and run to the left in a Southwesterly direction a distance of 37.80 feet to a point; thence turn an interior angle of  $262^{\circ}31'26''$  and run to the right in a Northwesterly direction a distance of 192.90 feet to a point on the Southerly right-of-way line of Old Rocky Ridge Road, said point being a point on a curve; thence turn an interior angle of  $110^{\circ}58'07''$  (angle measured to tangent) and run to the left in a Southwesterly direction along the arc of a curve to the right having a central angle of  $190^{\circ}06'12''$  and a radius of 212.12 feet a distance of 70.72 feet to the PT of said curve; thence continue in a Southwesterly direction along the Southerly right-of-way line of Old Rocky Ridge Road and along the projection of the tangent to the last described curve a distance of 19.69 feet to the PC of a curve; thence continue in a Southwesterly direction along the Southerly right-of-way line of Old Rocky Ridge Road and along the arc of a curve to the left having a central angle of  $45^{\circ}10'05''$  and a radius of 145.00 feet a distance of 114.31 feet to a point; thence turn an interior angle of  $110^{\circ}10'48''$  (angle measured from tangent) and run to the left in a Southeasterly direction a distance of 235.76 feet to the point of beginning; containing 17.47 acres, more or less. Said Blanket Easement subject to the rights of existing easements which are within the property described above.