

EASEMENT

440

State of Alabama

County of Shelby

KNOWN ALL MEN BY THESE PRESENTS, that 2154 TRADING CORPORATION, a New York Corporation, doing business as INVERNESS whose address is P. O. Box 43328; Birmingham, Alabama (herein referred to as Grantor) for and in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other considerations received from the ALABAMA POWER COMPANY, an Alabama Corporation (herein referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged by Grantor, and in consideration of the covenants and agreements of the Grantee hereinafter set forth, does hereby grant and convey to Grantee, upon the conditions and subject to the limitations hereinafter set forth, an easement in, through, under, and upon that portion of that certain tract located in Section 36 of Township 18S, Range 2W of Shelby County, Alabama which portion is shown shaded in on the Exhibit "A" drawing, Sheet 1, attached hereto and made a part hereof, as furnished by ALABAMA POWER COMPANY, drawn and traced by Knotts 5/11/82, checked by R. Rardin 5/25/82, and approved by R. M. Waters 5/26/82, said Easement is to be utilized for the purpose of constructing, using, maintaining, and repairing underground electrical transmission and/or distribution facilities consisting of wires, cables, equipment, and other appurtenances as shown on said Exhibit "A" drawing for the purpose of transmitting and distributing electrical power under and through the easement land, together with the right to keep the wires, cables, and other appurtenances free of any obstructions which would interfere with the use, maintenance, or operation of such equipment and appurtenances.

Grantor reserves to itself, its heirs, legal representatives, successors, assigns, tenants and others claiming under or through Grantor, as the case may be, the unrestricted use of the easement land, subject only to the rights of the Grantee as herein set forth. Grantor, itself, its heirs, legal representatives, successors, assigns, tenants, and others claiming under or through Grantor shall not cause any interference with Grantee's enjoyment of the rights granted herein.

TO HAVE AND TO HOLD the Easement unto said Grantee, its successor and assigns.

This instrument prepared in
the Corporate Real Estate
Dept. of Alabama Power Co.
Birmingham, Ala.

By R.C. Coggins

GRANTEE'S ADDRESS
ALABAMA POWER CO.
P. O. BOX 2641
BIRMINGHAM, AL 35291
ATT: CORP. REAL ESTATE

Donald E. Gibson



S36 T18S R2W

BOOK 342 PAGE 373

The Easement is granted upon the express condition that the Grantee shall, and the Grantee by the acceptance of the grant hereby, does covenant and agree with Grantor as follows:

1. Grantee, its successors, assigns, agents, servants, and employees shall have the right and authority to enter upon the easement land for the purpose of constructing, repairing, replacing, and maintaining said electrical transmission and/or distribution facilities; provided, however, that Grantee shall and hereby agrees that it will, at its sole expense, promptly restore the easement land to as near to the original condition as possible after any such maintenance, repair, or replacement of said underground electrical transmission and/or distribution facilities.

2. Grantee shall, upon the giving of written notice by Grantor, its heirs, legal representatives, successors, or assigns, as the case may be, move and relocate any or all or any part of its underground electrical facilities on the easement land to another location; provided, however, that Grantor, its heirs, legal representatives, successors, or assigns, as the case may be, shall reimburse Grantee for any costs or expense incurred by Grantee in such relocation, including any costs or expense of acquiring replacement right-of-way should the new location not be on the easement land described herein. Grantee agrees to commence relocation within sixty (60) days after the date of the giving of such written notice and to complete all work involved in such relocation within one hundred twenty (120) days of said date.

3. Grantee will protect, defend, hold harmless, and indemnify Grantor, its heirs, legal representatives, successors, and assigns, as the case may be, from and against any and all claims for death of or injury to person or damage to property, and from all actions of every kind and nature which may arise out of or in connection with or by reason of the negligent installation, operation, maintenance, or use of any of said electrical facilities by Grantee, its successors, assigns, agents, or employees upon or adjacent to the easement land; provided, however nothing contained in this paragraph shall be construed to mean that Grantee will protect, defend, hold harmless, and indemnify Grantor, its heirs, legal representatives, successors, and assigns from and against any claims of every kind and nature which may arise out of or in connection with or by reason of their own negligence, sole or concurrent.

4. In the event Grantee removes its facilities from the easement land or no longer requires the use of all or any part of the easement herein granted, Grantee, upon written request of Grantor, shall execute a written instrument in recordable form releasing the Easement or such rights herein granted or such part hereof which Grantee no longer requires.

5. Grantor shall have the right at any time, or from time to time, without the consent or approval of Grantee, to dedicate all or any portion of the easement land for purposes of a public road right-of-way, subject to Grantee's rights to construct, repair, replace, and maintain its electrical transmission and/or distribution facilities within the proposed public road right-of-way.

6. Notwithstanding anything hereinabove contained to the contrary, it is expressly understood and agreed by Grantor and Grantee that (i) the Easement is valid, binding, and enforceable only as it pertains to, and the rights granted herein to Grantee only permit, an underground electrical transmission and/or distribution system within the easement land and (ii) the Grantor and its successors and assigns and others claiming under or through Grantor, and Grantor's agents, guests, and invitees, shall be permitted to use the easement land for all purposes which are not inconsistent or cause interference with said electrical transmission and/or distribution system, including, without limitation, a paved parking area or road right-of-way and/or the installation of other utilities.

7. It is further understood that the easement land, as shown shaded on the Exhibit "A" drawing, is a ten (10) foot wide strip as measured five (5) feet on each side of the centerline with a length of approximately 695 feet on Sheet 1. Grantee shall have the right of ingress and egress to said easement land by way of the paved roadways, paved areas, or construction roadways across the lands owned by 2154 TRADING CORPORATION which lie adjacent to said easement land. Grantee shall be responsible for any damage done in using the areas outside the easement land for ingress and egress to said easement land.

8. This Easement is subject to the mineral and mining rights not owned by Grantor.

This Agreement shall be binding upon the parties hereto, their respective heirs, legal representatives, successors, and assigns, as the case may be.

IN WITNESS WHEREOF, the parties hereto have set their hand and seals
on the 26th day of August, 1982.

As to 2154 TRADING CORPORATION:
Signed, sealed, and delivered
in the presence of:

Debbie Ananian
Unofficial Witness

2154 TRADING CORPORATION

By: [Signature]

Title: Vice President

Attest: [Signature]

Title: V.P.

[Signature]
Notary Public

APPROVED AS
TO TERMS AND
DESCRIPTION

MANAGER RAILROAD LAND ACO.
CORPORATE REAL ESTATE

ALABAMA POWER COMPANY

By: [Signature]

Title: Vice President

Attest: [Signature]

Title: Secretary

As to ALABAMA POWER COMPANY:
Signed, sealed, and delivered
in the presence of:

Eva V. Jandley
Unofficial Witness

[Signature]
Notary Public

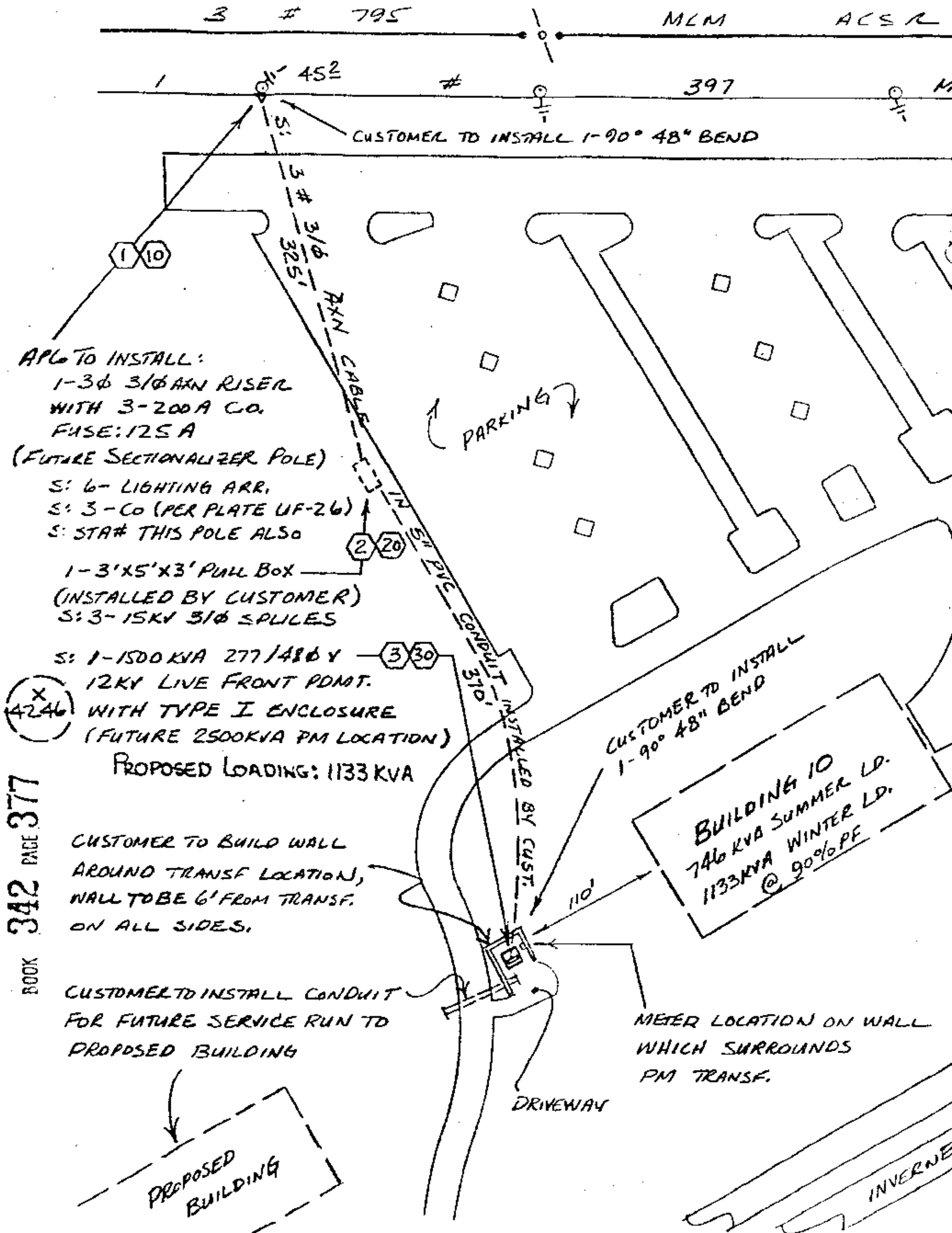
My commission expires 1/27/86

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BOOK

6-6 S.C. 2800A
 6-6 S.C. 3055A

--6739



BOOK 342
 PAGE 377

Exhibit "A"

DRAW
 CHECK
 APPR

ACSR

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HWY 280

PARKWAY

BULLINE
109

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 SEP 10 PM 12:45

Thomas A. Swales, Jr.
JUDGE OF PROBATE

Seed tax - 50
Rc. 9.00
And 1.00

10.50

PULLING TENSIONS

From 2 to 3 = 598#

MAX. ALLOWABLE 2700#

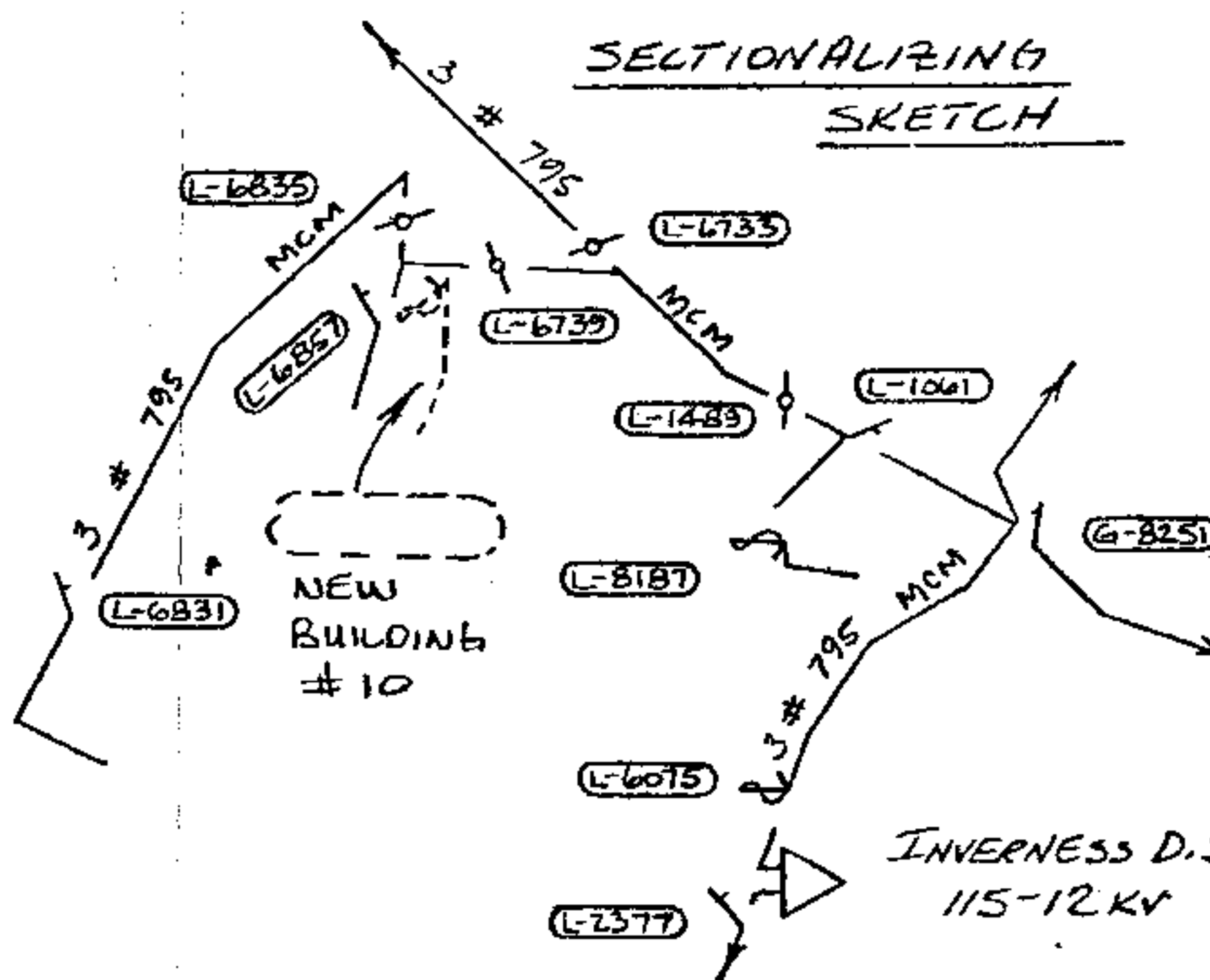
SIDEWALL PRES. 114#

FROM 2 TO 1 = 1672 #

MAX. ALLOWABLE 2700

SIDEWALL PRES. 251.

SECTIONALIZING SKETCH



ALABAMA POWER COMPANY

SUBJECT ALABASTER 12KV DISTRIBUTION

DETAIL PROVIDE 277/480V SERVICE TO NEW BLD
#10 UNDERGROUND.

SCALE $1" = 100'$

SHEET 1 OF 1 SHEETS

SUPERSEDES

B-170000-000682-00

SEC 36 / TN 185 / RN 2W

KNOTTS TRACED

DATE 5-11-82

RAEDIN

DATE 5-25-82

D. R.M. Waters

DATE 5-26-82