

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1993-07531
03/18/1993-07531
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
EASEMENT
006 MCD 19.00

KNOW ALL MEN BY THESE PRESENTS, that METROPOLITAN LIFE INSURANCE COMPANY, a New York Corporation, doing business as INVERNESS whose address is Post Office Box 43248, Birmingham, Alabama (herein referred to as Grantor) for and in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other considerations received from 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 the Southeast Quarter of Section 2, Township 19 South, Range 2 West and the West 1/2 of Section 2, Township 19 South, Range 2 West of Shelby County, Alabama, which is shown shaded in on the Exhibit "A", a drawing by Dave Waldrep of Paragon Engineering, 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 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 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.

Taylor & Mathis

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

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 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 the 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 installation of other utilities.

7. It is further understood that the easement as shown on Exhibit "A" consists of six (6) easement sections, "A", "B", "C", "D", "E", and "F", with all said sections being fifteen (15) foot wide strips, with the exception of "F", which is a thirty (30) foot wide strip. Said easement is shaded in red and will be utilized by ALABAMA POWER COMPANY for overhead facilities. Grantee shall have the right of ingress and egress to said easement land by way

of paved roadways, paved areas, or construction roadways across lands owned by METROPOLITAN LIFE INSURANCE COMPANY which lie adjacent to said easement lands. Grantee shall be responsible for any damage done in using the area outside the easement land for ingress and egress to said easement lands. It is understood that portions of this easement area extend into the existing right of way of Inverness Parkway, therefore said portions of this easement are not granted by the Grantor.

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 17th day of December, 1992.

As to METROPOLITAN LIFE INSURANCE COMPANY
Signed, sealed, and delivered
in the presence of:

Patricia A. Smith
Unofficial Witness

Jordan R. Nauman
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Jan. 29, 1994

METROPOLITAN LIFE INSURANCE COMPANY

By: *[Signature]*
Title: Assistant Vice President

Attest: *[Signature]*
Title: Assistant Secretary

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

[Signature]
Donald D. Banning
Notary Public

ALABAMA POWER COMPANY

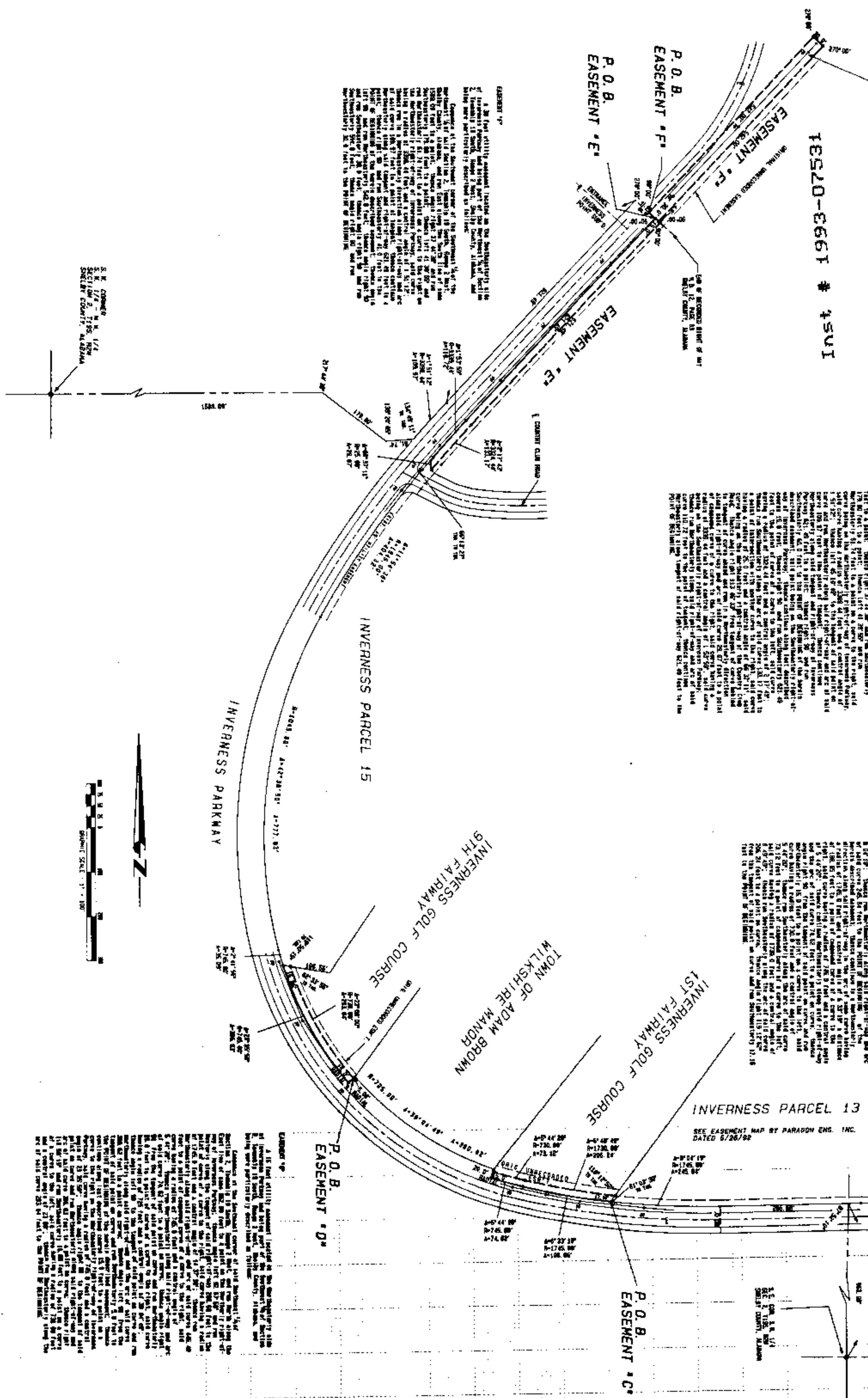
By: *[Signature]*
Title: Vice President

Attest: *[Signature]*
Title: Manager II

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434

03/18/1993-0753
02:55 PM CERTIFIED
JUDGE OF PROBATE

Inst # 1993-07531

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INVERNESS PARCEL 13
SEE EASEMENT MAP BY PARADON ENG. INC.
DATED 6/26/92

1. E. COB. 1. R. 1/4
2. E. COB. 1. R. 1/4
3. E. COB. 1. R. 1/4
4. E. COB. 1. R. 1/4
5. E. COB. 1. R. 1/4
6. E. COB. 1. R. 1/4
7. E. COB. 1. R. 1/4
8. E. COB. 1. R. 1/4
9. E. COB. 1. R. 1/4
10. E. COB. 1. R. 1/4
11. E. COB. 1. R. 1/4
12. E. COB. 1. R. 1/4
13. E. COB. 1. R. 1/4
14. E. COB. 1. R. 1/4
15. E. COB. 1. R. 1/4
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17. E. COB. 1. R. 1/4
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24. E. COB. 1. R. 1/4
25. E. COB. 1. R. 1/4
26. E. COB. 1. R. 1/4
27. E. COB. 1. R. 1/4
28. E. COB. 1. R. 1/4
29. E. COB. 1. R. 1/4
30. E. COB. 1. R. 1/4
31. E. COB. 1. R. 1/4
32. E. COB. 1. R. 1/4
33. E. COB. 1. R. 1/4
34. E. COB. 1. R. 1/4
35. E. COB. 1. R. 1/4
36. E. COB. 1. R. 1/4
37. E. COB. 1. R. 1/4
38. E. COB. 1. R. 1/4
39. E. COB. 1. R. 1/4
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56. E. COB. 1. R. 1/4
57. E. COB. 1. R. 1/4
58. E. COB. 1. R. 1/4
59. E. COB. 1. R. 1/4
60. E. COB. 1. R. 1/4
61. E. COB. 1. R. 1/4
62. E. COB. 1. R. 1/4
63. E. COB. 1. R. 1/4
64. E. COB. 1. R. 1/4
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77. E. COB. 1. R. 1/4
78. E. COB. 1. R. 1/4
79. E. COB. 1. R. 1/4
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89. E. COB. 1. R. 1/4
90. E. COB. 1. R. 1/4
91. E. COB. 1. R. 1/4
92. E. COB. 1. R. 1/4
93. E. COB. 1. R. 1/4
94. E. COB. 1. R. 1/4
95. E. COB. 1. R. 1/4
96. E. COB. 1. R. 1/4
97. E. COB. 1. R. 1/4
98. E. COB. 1. R. 1/4
99. E. COB. 1. R. 1/4
100. E. COB. 1. R. 1/4

P. O. B.
EASEMENT - 0*

P. O. B.
EASEMENT 'C

A 16 foot utility easement located on the southeasterly side of, immediately behind and along part of the Northwest 1/4 of Section 12, Township 18 North, Range 1 West, Section 10 East, Minnesota, and being more particularly described as follows:

15' UTILITY EASEMENTS
'C', 'D' & 'E'.
30' UTILITY EASEMENT "F"
SITUATED IN THE W 1/2
OF SECTION 2, T19S, R22W,
SHELBY COUNTY, ALA.



P A R A G O N
ENGINEERING, INC.
SUITE 230
2320 HIGHLAND AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 939-1119

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