

**RESTRICTIVE COVENANTS and
GRANT OF LAND EASEMENT for
Underground facilities in Subdivision**

WE Number: 61700-08-0040-4-00

PARCEL Number: _____

STATE OF ALABAMA)
)
County of Shelby)

**THIS PERMIT COVERS ALL COMPANY FACILITIES
LOCATED ALONG THE ROUTE SHOWN
ON THE ATTACHED DRAWING WITHIN
THE SUBDIVISION IDENTIFIED HEREIN.**

KNOW ALL MEN BY THESE PRESENTS, THAT: WHEREAS, the "Grantor", (whether one or more) are owners of record of the following described real estate in Shelby County, Alabama, to wit: St. Charles Place - 2nd Sector JACKSON SQUARE PHASE 2, SECTOR 1 (the "Subdivision") as shown on the plat recorded in Map Book 18, page 76, in the Office of the Judge of Probate of Shelby County, Alabama (the "Property") and,

WHEREAS, the said Grantor is desirous of granting Alabama Power Company, (the Company) an easement for underground electrical facilities and of establishing or placing the heretofore described subdivision under certain restrictive covenants to insure the use of the property for attractive residential purposes and thereby to secure to each lot owner the same advantages insured to other lot owners.

NOW, THEREFORE, The Grantor, for and in consideration of *One and No/100 Dollars (\$1.00)*, and other good and valuable consideration, to Grantor in hand paid by the Company, the receipt of which is hereby acknowledged, does hereby grant to Company, its successors and assigns, the right to construct, install, operate, maintain and replace, and the right to permit other corporations and persons to construct, install, operate, maintain and replace, along a route to be selected by the Company, (generally shown hatched on the attached drawing) its successors or assigns, all conduits, cables, trans closures and other appliances and facilities (above ground and below ground) useful or necessary in connection therewith, for the underground transmission and distribution of electric power and for underground communication service upon, under and across the Property.

Together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said facilities and the right to excavate for installation, replacement, repair and removal thereof; and also the right to cut and keep clear any and all obstructions or obstacles of whatever character on, under and above said facilities.

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

And, the undersigned Grantors further does hereby adopt the following conditions, restrictions, covenants and limitations which shall apply to their entirety to all lots in the said Subdivision and shall run with the title to said property, and which shall be included in any conveyance of title to any or all of said lots in said subdivision:

1. The owners of lots within the Subdivision will not erect or grant to any person, firm or corporation the right, license or privilege to erect or use or permit the use of overhead wires, poles or overhead facilities of any kind for electrical, telephone, or cable television service on said real estate (except such poles and overhead facilities as may be required at those places where distribution facilities enter and leave said subdivision, or existing and/or future overhead transmission or communication facilities on existing Alabama Power Company rights of way). Nothing herein shall be construed to prohibit overhead street lighting, or ornamental yard lighting, where serviced by underground wires or cables.
2. In order to beautify said Subdivision for the benefit of all lot owners and permit Alabama Power Company to install underground electric service to each house in said Subdivision for the mutual benefit of all lot owners therein, no owner of any lot within said Subdivision will commence construction of any house on any lot until such owner (1) notifies Alabama Power Company that such construction is proposed, (2) grants in writing to Alabama Power Company such rights and easements as Alabama Power Company deems necessary in connection with its construction, operation, maintenance, replacement and removal of underground service laterals of each lot, and (3) otherwise complies with the Rules and Regulations for Underground Residential Distribution on file with and approved by the Alabama Public Service Commission. Further, no plants, shrubs, fences, walls or other obstructions shall be placed in front of or within three (3) feet of any side of any pad-mounted equipment and Alabama Power Company shall not be liable for any damages to or destruction of any shrubs, trees, flowers, grass or other plants caused by the equipment or employees of the Company or its contractors engaged in the construction, operation, maintenance, replacement or removal of the Company's facilities. Appropriate meter locations must be obtained from Alabama Power Company prior to installing or relocating service entrance facilities and associated internal wiring. Owners must install meter sockets provided by Alabama Power Company to the Company's specifications and provide and install two (2) inch (for 200 amp) or three (3) inch (for 400 amp) schedule 40 PVC or equivalent galvanized conduit from the meter socket to two (2) feet below finished grade.
3. Alabama Power Company, its successors and assigns, will retain title to all underground facilities installed by the Company or its contractors, including but not limited to the service lateral and outdoor metering socket serving each said house, and said service entrance facilities provided by Alabama Power 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 Alabama Power Company, its successors and assigns, and will be subject to removal by Alabama Power Company, its successors and assigns, in accordance with applicable Rules and Regulations filed with and approved by the Alabama Public Service Commission.
4. These covenants and restrictions touch and concern and benefit the land and shall run with the land and shall be binding on Alabama Power Company, the undersigned, their respective heirs, successors and assigns. Invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision contained herein.

Inst # 1995-12820

**GRANTEE'S ADDRESS
ALABAMA POWER CO.
P.O. BOX 2641
BIRMINGHAM, AL 35291-1980**

**05/16/1995-12820
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 13.50**

IN WITNESS WHEREOF, this instrument has been executed this day 19th of April, 19 94

Witness/Attest:
Notary Public for the State of Alabama
Don D. Bailey
Notary Public

GRANTOR
St. Charles Place, an Alabama General Partnership
By: Mr. Steven E. Chambers, Jr., Managing Partner
Name of Individual/Company/Partnership
Mr. Steven E. Chambers, Jr.
Signature of Individual/Officer/Partner

Note: This agreement to be recorded in the Office of the Judge of Probate in the county as indicated above.

CORPORATE/PARTNERSHIP ACKNOWLEDGMENT

STATE OF ALABAMA)
County of SHELBY)

I, B. LYNN McGAUGHY, a Notary Public, in and for said County in said State, hereby certify that STEVEN E. CHAMBERS, whose name as ST. CHARLES PLACE MANAGING PARTNER of ST. CHARLES PLACE a corporation/partnership, 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, as such officer/partner and with full authority, executed the same voluntarily for and as the act of said corporation/partnership.

Given under my hand and official seal, this the 19th day of April, 19 94.

B. Lynn McGaughy
Notary Public

My commission expires: 7-15-95

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA)
County of _____)

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name (s) (is/are) signed to the foregoing instrument, and who (is/are) known to me, acknowledged before me on this date that, being informed of the contents of the agreement, (has/have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the _____ day of _____, 19 _____.

Notary Public

My commission expires _____

THIS INSTRUMENT PREPARED BY:

Don D. Bailey
Alabama Power Company
Corporate Real Estate
P. O. Box 2641
Birmingham, AL 35291-1980

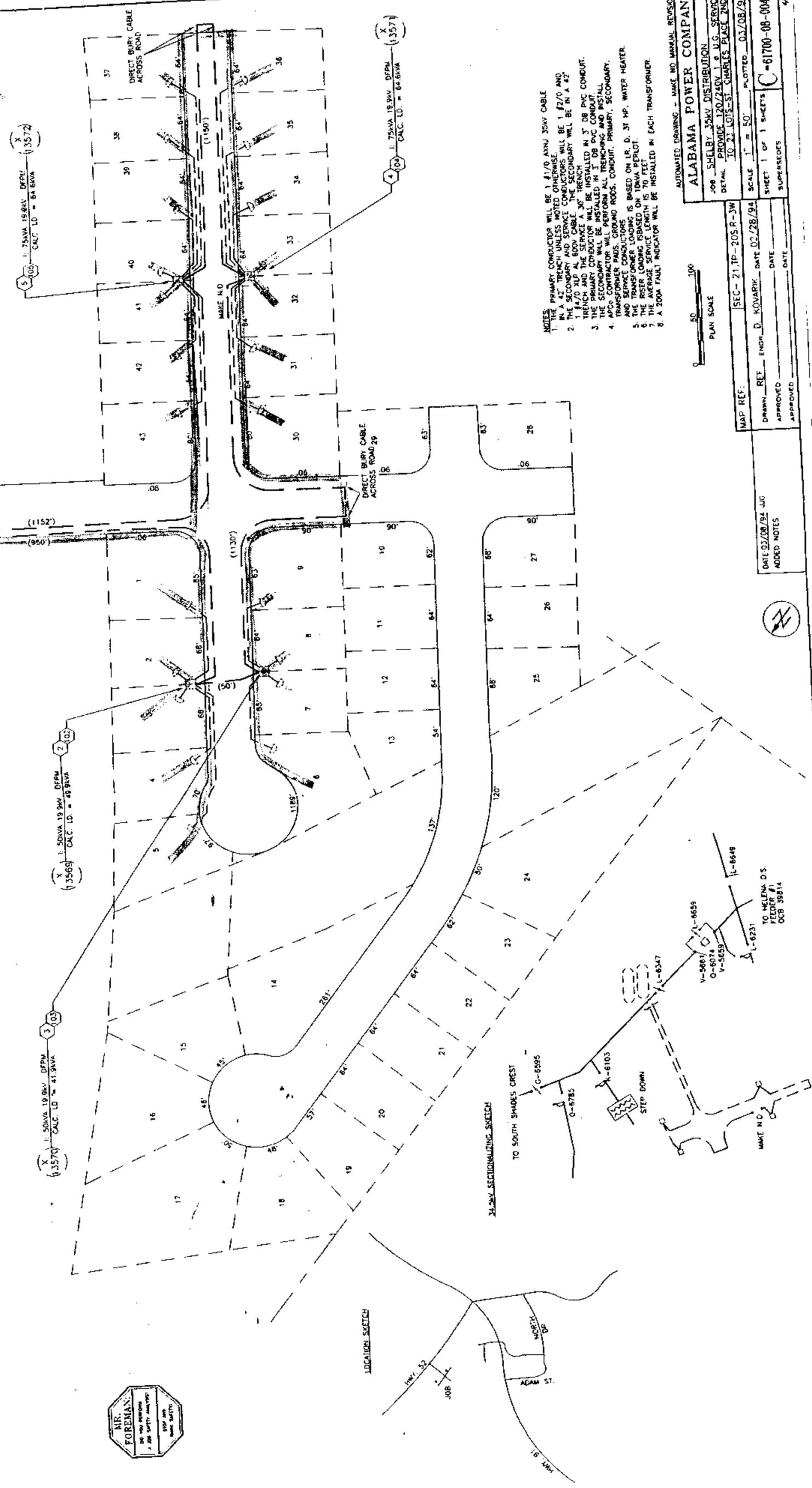
DO NOT RECORD WITHOUT ATTACHED DRAWING!

05/16/1995-12820
 11:17 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 SMA 13.50

Inst # 1995-12820

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UNDERGROUND
 RIGHT OF WAY
 WIDTH IS TEN
 (10) FEET



- NOTES
1. PRIMARY CONDUCTOR WILL BE 1 #1/0 ALUM 35KV CABLE
 2. THE TRENCH UNLESS NOTED OTHERWISE WILL BE 1 1/2' AND THE SECONDARY AND SERVICE CONDUCTORS WILL BE IN A 2' TRENCH
 3. THE PRIMARY CONDUCTOR WILL BE INSTALLED IN 3" DB PVC CONDUIT. THE SECONDARY WILL BE INSTALLED IN 1" DB PVC CONDUIT.
 4. APPROXIMATE CONDUIT TRENCHING AND INSTALLATION SHALL BE PERFORMED BY THE CONTRACTOR.
 5. TRANSFORMER PADS, CROSS AND ROADS, CONDUIT, PRIMARY, SECONDARY, AND SERVICE CONDUITING IS BASED ON I.R. D. 3T HP. WATER HEATER.
 6. THE TRANSFORMER IS BASED ON 10KVA PER LOT.
 7. THE RISER LENGTH IS BASED ON 10' FEET.
 8. THE AVERAGE SERVICE LENGTH IS 70 FEET.
 9. A 200A FUSE INDICATOR WILL BE INSTALLED IN EACH TRANSFORMER.

ALABAMA POWER COMPANY
 JOB - SHELBY 35KV DISTRIBUTION
 DETAIL - PROVIDE 120/240V 1.0 U.G. SERVICE
 TO 23 LOTS - ST. CHARLES PLACE 2ND SECT
 10-23-1018-31

MAP REF: SEC- 21.1P-205.R-JW
 DRAWN: RET ENGR. D. KOVARIK DATE 02/28/94
 APPROVED: DATE
 DATE 02/28/94 JLG
 ADDED NOTES

SCALE 1" = 50'
 SHEET 1 OF 1 SHEETS
 SUPPERSEDES
 C-61700-08-000404-00
 4-11-94

