

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF Shelby

A. GRANT

KNOW ALL MEN BY THESE PRESENTS, That

GRANTEE'S ADDRESS

ALABAMA POWER CO.

P.O. BOX 2641

BIRMINGHAM, AL 35291-1980

All facilities on Grantor: ☐W. E. No. 61730-00-0115-6-00Parcel No. STA 1+00 TO STA 1+100Versatile Builders, Inc.This instrument prepared in
Birmingham Div. Real Estate
Dept. of Alabama Power Co.
Birmingham, AlBy Don Bailey

as grantor(s), (the "Grantor", whether one or more) for and in consideration of One and No/100 Dollars (\$1.00), and other good and valuable consideration, to Grantor in hand paid by Alabama Power Company (the "Company"), a corporation, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the Company, the easements, rights and privileges described and designated in Section B below, together with the right to permit other persons, partnerships and corporations to use and exercise such easements, rights and privileges in common with the Company.

B. RIGHTS

applicable paragraphs):

The easements, rights and privileges granted hereby are as follows (if less than all of 1-3 are granted, then check and initial

(✓)

1. ~~Overhead and/or~~ NO ~~Underground~~. The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described in Section C below, along a route to be selected by the Company which is generally shown on the attached drawing (which shows the general location of underground facilities, if any, by cross-hatching indicating an area not greater than ten feet (10') in width), all poles, towers, wires, conduits, fiber optics, cables, translosures, transformers, anchors of concrete, metal or other material, guy wires and other materials, appliances, facilities and other apparatuses of whatever type, whether now or in the future existing or known which are useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power and for overhead and/or underground communication service, and also the right to clear a strip extending fifteen feet (15') to either side of the center line of the lines of poles and keep it cleared of all trees, undergrowth or other obstructions; further, the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the thirty foot (30') strip which, in the sole opinion of the Company, might endanger, interfere with or fall upon the poles, lines, or other appliances of the Company.

for
Initial

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2. NO ~~Line Clearing~~. The right to cut and trim and to keep cut and trimmed, and remove all dead, weak, leaning or dangerous trees or limbs, which, in the Company's sole discretion, now or may hereafter endanger or interfere with the electric transmission lines, telephone lines, poles, towers or other facilities of the Company or others now constructed, or which may hereafter be constructed, on or adjacent to the Property described in Section C below, and also the right to clear a strip extending fifteen feet (15') to either side of the center line of the lines of poles and keep it cleared of all trees, undergrowth or other obstructions.

for
Initial

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3. NO ~~Guy Wire and Anchor~~. The right to implant, install and maintain anchor(s) of concrete, metal or other material at point(s) on the Property described in Section C below, and to construct, extend and maintain guy wires from such anchor(s) to structures now erected or hereafter to be erected on such Property or property adjacent thereto (collectively, "Guy Wire Facilities").

for
Initial

In addition to the easements, rights and privileges granted in all or any of 1, 2, or 3 above, Grantor hereby grants to the Company all easements, rights and privileges necessary or convenient for the full enjoyment and use thereof, including without limitation the right of ingress and egress to and from the Company's Facilities and Guy Wire Facilities, as applicable, and the right to excavate for installation, replacement, repair and removal thereof; and also the right to cut, remove and otherwise keep clear any and all structures, obstructions or obstacles of whatever character, on, under and above said Facilities and Guy Wire Facilities, as applicable.

C. PROPERTY DESCRIPTION

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean, the following described real property situated in Shelby County, Alabama (the "Property"):

Lot 1, Cahaba Oaks Subd, is recorded
Map Book 18, Page 141, in the
Probate Office of Shelby County, Alabama
Easement To Extend NO Wider Than 66.73 ft From the Left Property Line
And Easement Width To be No more Than 15 ft in Width

D. GENERAL

In the event it becomes necessary or desirable for the Company to move any of its Facilities in connection with the construction or improvement of any public road or highway in proximity to its Facilities, Grantor hereby grants to the Company the right to relocate its Facilities on said Property, provided, however, the Company shall relocate its Facilities at a distance no 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. In the event that none of options 1 through 3 in Section B above are marked, then Grantor hereby grants all easements, rights and privileges described in such option 1. 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.

08/12/1996-25956
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.50

TO HAVE AND TO HOLD the foregoing easements, rights and privileges to the Company, its successors and assigns, forever.

1996-25956

[individuals and parties in representative capacity -- indicate capacity]

IN WITNESS WHEREOF, the undersigned Grantor(s) has/have set his/her/their hand(s) and seal(s) this the _____ day of _____, 199____.

Witness _____

(Grantor) _____

Witness _____

(Grantor) _____

Witness _____

By: _____ (SEAL)
As: _____

Witness _____

By: _____ (SEAL)
As: _____

Witness _____

By: _____ (SEAL)
As: _____

Witness _____

By: _____ (SEAL)
As: _____

[corporations, partnerships, L.L.C.'s, etc. -- including in representative capacity]

IN WITNESS WHEREOF, the said Grantor, has caused this instrument to be executed by James A. Robertson, its authorized representative, as of May 31, 1996.

ATTEST (if corporation) or WITNESS:

By: Maria C. Robertson
Its: Secretary

Versatile Builders, Inc.
(Grantor)
By: James A. Robertson (SEAL)
Its: President
[indicate President, General Partner, Member, etc.]

ATTEST (if corporation) or WITNESS:

By: _____
Its: Secretary

By: _____ (SEAL)
Its: _____
[indicate President, General Partner, Member, etc.]

CORPORATION ACKNOWLEDGEMENT

[individuals and parties in representative capacity]

STATE OF ALABAMA }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James A. Robertson whose name(s) [as President of Versatile Builders, Inc. respectively] is/are signed to the foregoing instrument and who is/are known to me, acknowledged before me on this day that being informed of the contents of the instrument, he/she/they [in such capacity as aforesaid] executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this the 31st day of May, 199 96.

[SEAL]

Kary H. Tipton
Notary Public
My commission expires: 11/8/96

[corporations, partnerships, L.L.C.'s, etc. -- including in representative capacity]

STATE OF ALABAMA }

COUNTY OF _____ }

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that _____, whose name as _____ of _____ a _____ [as _____], 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/she, as such _____ and with full authority, executed the same voluntarily for and as the act of said _____ [acting in such capacity as aforesaid].

Given under my hand and official seal, this the _____ day of _____, 199____.

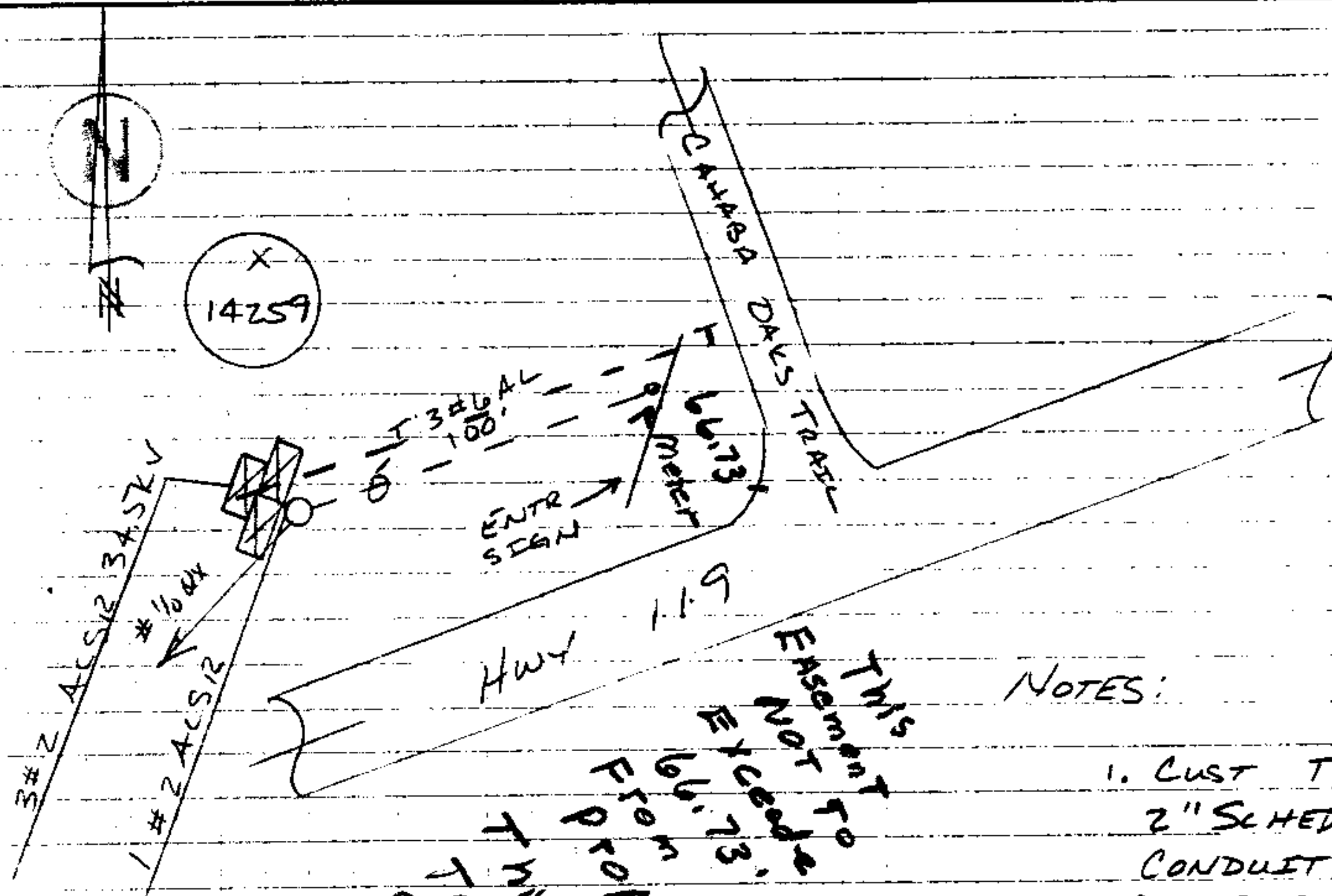
[SEAL]

Notary Public
My commission expires: _____

SKETCH OF PROPOSED WORK — SIMPLIFIED W. E.

Alabama Power

Customer CAHABA OAKS H.O. ASSOC.		Location 217 CAHABA OAKS TRL		Agreed Serv. Date		Estimate No. 61730-00-01156	
Division BERMINGHAM		District SOUTH REGION		Town INDIAN SPRINGS		Drawn by W.S. HALL	
County SHELBY		Section 28		Township 19S		Range 2W	
Acquisition Agent D. BAILEY		Date R/W Assigned		Date R/W Cleared		Map Reference	
						LOC	Transformer Loading



This is a 100' easement to go over the road. It is not to be used for anything else. This is a 100' easement to go over the road. It is not to be used for anything else.

NOTES:

1. CUST TO INSTALL 2" SCHEDULE 40 CONDUIT IN 36" DEEP TRENCH.
2. CUST. TO CONTACT SCOTT HALL AT 226-1738 TO INSPECT TRENCH & CONDUIT BEFORE CLOSING.
3. CUST TO PAY APC. \$251.00 (\$172.00 + .79 x 100') PER CSP 715-114.

Voltage	
Pri	Sec.
34.5KV	120V/240V
PHONE CO.	
Co. Name	
CATV CO.	
Co. Name	
ACCESSIBLE ☒	
TREE CREW	
ROCK HOLE	
PERMITS REQ'D	
R/W	
CITY	
COUNTY	
STATE	
MISSALL #	
OTHER	
SCALE	
NTS.	
Ft. Per Inch	

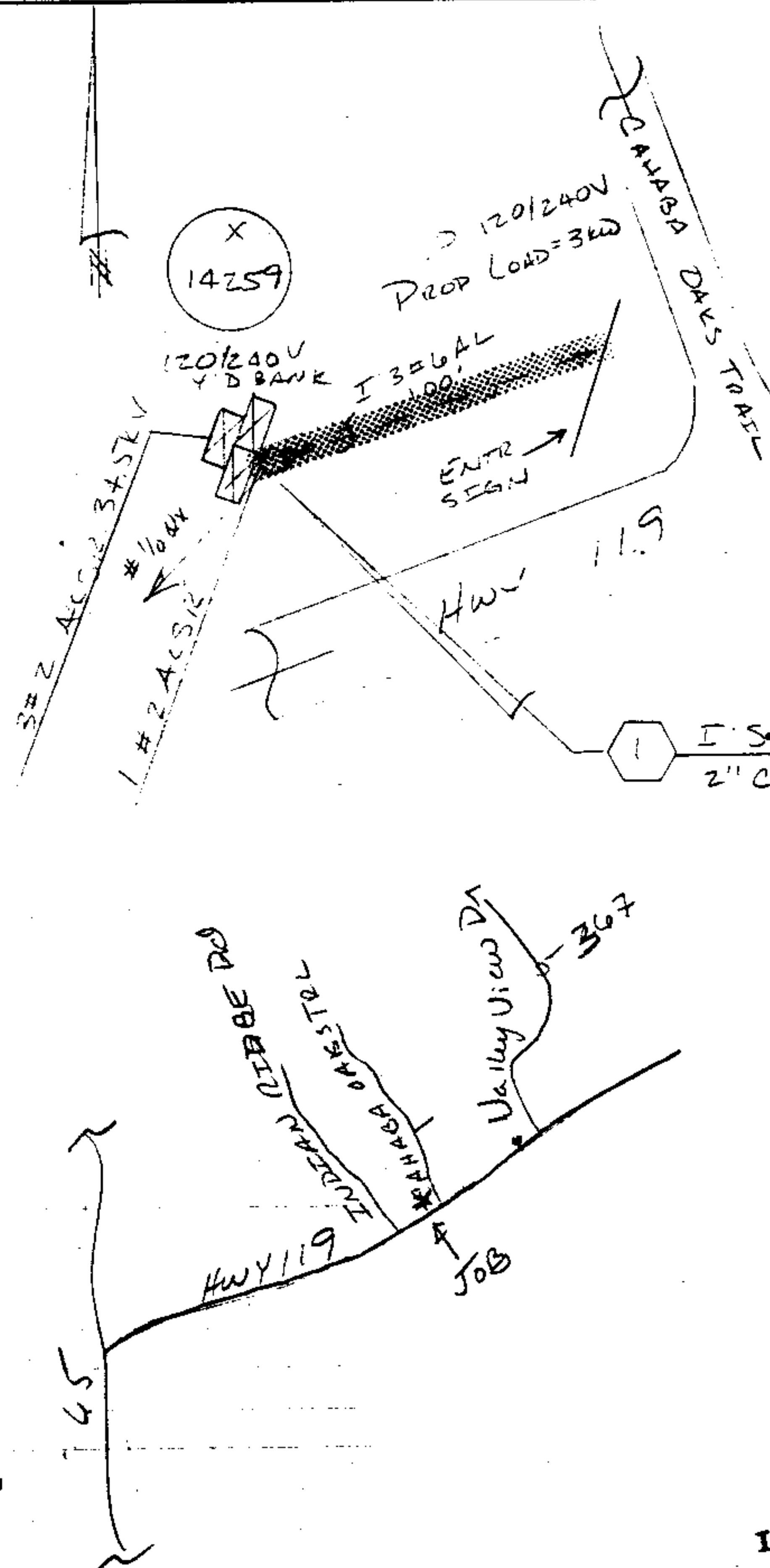
Cnst. Completed By

Date

SKETCH OF PROPOSED WORK — SIMPLIFIED W. E.

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County SHELBY		Section 28		Township 19S		Range 2W	
Acquisition Agent D. BAILEY		Date R/W Assigned 5-31-96		Date R/W Cleared 5-31-96		Map Reference	
						Add'l Info 1ETS# 195376	
						LOC	
						Transformer Loading	

**UNDERGROUND
RIGHT OF WAY
WIDTH IS TEN
(10) FEET**



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Inst # 1996-25956

Voltage	
Pri	Sec.
35	20
PHONE CO	
Co. Name	
CATV CO.	
Co. Name	
ACCESSIBLE	
TREE CREW	
ROCK HOLE	
PERMITS REQ'D	
R/W	
CITY	
COUNTY	
STATE	
MISSALL #	
OTHER	
SCALE	
NTS.	
Ft. Per Inch	

Cnst. Completed By

Date

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08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD