#1750

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

WE Number: 61730-08-0030-1-00

PARCEL Number: 70/32206

20040910000506290 Pg 1/3 17.50 Shelby Cnty Judge of Probate, AL 09/10/2004 15:10:00 FILED/CERTIFIED

STATE OF ALABAMA

County of Shelby

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: Caldwell Crossing - Phase I (the "Subdivision")

as shown on the plat recorded in Map Book _______, page _______, in the Office of the Judge of Probate, Shelby County,

Alabama (the "Property") (NW) 1/4 of Section ______, Township ______, Range ______) 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, along a route to be selected by the Company, its successors or assigns, all conduits, cables, transclosures 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 in 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.

| IN WITNESS WHEREOF, this instrument has been executed this | day of March, 2001. |
|--|--|
| Witness/Attest: | GRANTOR: (All Manual M |
| 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 | |
| 1, Alesia H. Ray | , a Notary Public, in and for said County in said State, hereby |
| certify that B.J. Harris | , whose name as Managing Partner |
| of Caldwell Mill LP foregoing instrument, and who is known to me, acknowledged before n officer/partner and with full authority, executed the same voluntarily for | a corporation/partnership, is signed to the ne on this day that being informed of the contents of the instrument, he, as such and as the act of said corporation/partnership. |
| Given under my hand and official seal, this the $\frac{27t}{2}$ day of $\frac{1}{2}$ | <u>arch</u> , 20 <u>01</u> . |
| MOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Mar 19, 2004 My commission expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS | Notary Public S |
| INDIVIDUAL ACKNOWLEDGMENT | |
| STATE OF ALABAMA } | |
| : County of } | |
| I, | , a Notary Public in and for said County, in said State, |
| nereby certify that foregoing instrument, and who (is/are) known to me, acknowledged be thas/have) executed the same voluntarily on the day the same bears date | efore me on this date that, being informed of the contents of the agreement, |
| Given under my hand and official seal, this the day of _ | |
| | Notary Public |
| My commission expires | A TO THE J A STOCKED |
| THIS INSTRUMENT PREPARED BY: | <u> </u> |
| Alabama Power Company Corporate Real Estate | |

Corporate Real Estate
P. O. Box 2641
Birmingham, AL 35291-1980

DO NOT RECORD WITHOUT ATTACHED DRAWING!

RECORDER'S MEMORANDUM At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

20040910000506290 Pg 3/3 17.50 Shelby Cnty Judge of Probate, AL 09/10/2004 15:10:00 FILED/CERTIFIED SANTCHABLE)

CALC. LOAE = 1247 KWA

1: 4-SEC PEDESTALS t: 14/0 & 24500 AX CALC LOAD = 102 KVA (8225, 1 5-SEC PEDESTALS 144/0 & 24500 AX 1 1/2/0 ACSR (PRI)_ 1. 1/2/0 ACSR (NEU) 25' 16 ORCSSINGS WAY 20' EASENENT 1 45/4 1 PAN CE I PR FSER W/2" J-GUARC 1: 1004 CUTOUT (RC-7237) (v-5113), (4, xe x3, 5) TBOX 2 1 TECKNA DEPM 13 SKY (SATTO-HOLE) (8224)
CALC. LOAD # 104.3 (44) TIL 167KVA EFPN 15 SKY / (SMICHABLE) SMICHABLE S CALC. LORD = 114.5 G/A -822C) CALO JOAD # 124 7 KVA . 4-SEC PEDESTALS (RC-7237) 6) THE SEC PECESTALS

1: 100KV DFPW 19.9KV S

CALC. LOUE = 104.3 (VAL 6222)

1: 4-SEC PECESTALS .: NORVAL OPEN LE 5-SEC PULLEDICES FOR ENERGIZED LINE WORKS (8725) OBTAIN H.L. WORK PERMIT/S @ C-6112 167KV4 85PH 199KV (8221) SUBSTATION VALLEYDALE D.S. FEEDER: 13 BREAKER 1326 CALC. LOAC = 124.7 KYA SWITC-EARLE PULIBOX 8222, (V-5113) (8221) [٧-5111] SW TOHABLE I PAN DE SMTCHAELE TRAVETORVER LOJEING (3C-7235) NORMAL AMPS SMICH € ENERGENCY MAPS TCCKVA DEPM 19.3KV/ PC-7237 23.1A 45.7A (SWITC HABLE) CALC EDAD = 104.3 (VA) PC-72**35** 22.64 45.73 1 4-SEC PELESTIAS 2 t 45/4 t PMA DE SMICHABLE LOCATION SKETCH ALTADENA — 1: 10" AND W/ "ROD **#000S DR.** YOTES: × V-5145 II: PR: RSER W/2" U-CUARD 1. RISEP _CADING BASED ON 10 KV4 PEP LOT ALTACEN £ 100A C.C. 2 TRAYSFORMER LOADING BASED ON LEADING & 4T N/C. #300S FUSE & 50A 3 FLOKER CALCULATED ON A 4T A/C. (RC-7235) 4 PRIMARY CABLE TO BE \$1/0 35KV KINJ CABLE BURIED 42" BELOW GROUND 5 ALL ROAD CROSSINGS WELL COMPLY WITH SHELBY COUNTY'S REQUIREMENTS. 0-6112 E INSTALL 200 AME FAULT INDICATORS IN EACH "RANSFORMER 7 ALL SECONDARY WILL CONSIST OF 1/3/0 & 2/250 AL XLPE 600 VOLT CABLE EXCEPT DATEM STARM 8 AL, FRIMARY CONDUCTORS WILL BE ASTALLED IN 37 CONDUCT AUTOMATED DRAWING - WAXE NO W SOC MILE IS ALL SECONDARY CONDUCTORS WILL BE INSTALL IN 3" CONDUCT ALABAMA POWER C 10. MAXIMUM VOLTAGE DROP CALCULATED AT LOT 77 IS 3. 1 IT', MAXIMUM FLOKER CALCULATED AT LOT 77 IS 25% PLAN SCALE 12, APOD CONTRACTOR TO PERFORM ALL DITCH NO. INSTALL ALL THE CABLE. JOB SCUTH REGION DISTRIBLE COUNTY: SHELBY TOWN HOOVER CONDUITS, TRANSFORMER PADS AND GROUND RCDS. DETAL CALDWELL CROSSING PA MAP REF. 2W-19-3-2 SEC- 3 TP-195,R-2W CAUS LIM LIBWIL AD DRAWN JA ENGR EHENDON DATE 02/02/01 SCALE 1 = 100 PLOTTED SHEET OF SHEETS C-6.7. REASON DE/16/01 BY UN APPROVED ____ 90K 32 7 zec