

STA 100 TO STA 115

EASEMENT - DISTRIBUTION FACILITIES
(Metes and Bounds)

TO BE RECORDED: YES ☒ NO ☐

This instrument prepared by:
JEFF J. CALLICOTT

STATE OF ALABAMA }
COUNTY OF SHELBY }
TAX ID # 13-8-27-1-001-002.060

W.E. No. 6700-00-04124
Parcel No. 70150456
Transformer No. X-9188

Alabama Power Company
P. O. Box 2641
Birmingham, Alabama 35291

A. GRANT KNOW ALL MEN BY THESE PRESENTS, That LOUIS A. THOMAS & WIFE, TAMMY B. THOMAS

as grantors (s), (the "Grantor", whether one or more) for and in consideration of One and No/100 (\$1.00) and other good and valuable consideration, to Grantor in hand paid by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to Alabama Power Company, its successors and assigns (the "Company"), the easements, rights and privileges described and designated in Section B below.

B. RIGHTS The easements, rights and privileges granted hereby are as follows:

1. **Overhead and/or 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 Company's final location 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, trans closures, transformers, anchors, guy wires and other Facilities useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power, and also the right to clear and keep clear a strip of land extending five feet (5') to either side of the center line of underground Facilities and fifteen feet (15') to either side of the center line of overhead Facilities; further, the right in the future to install and utilize intermediate poles in line for overhead Facilities and 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 for overhead Facilities that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon any of the overhead Facilities.
2. **Line Clearing.** The right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon the electric transmission or distribution lines, poles, towers or other Facilities now or hereafter located adjacent to the Property described in Section C below along a route to be selected by the Company generally shown on the Company's final location drawing, and also the right to clear and keep clear all trees, undergrowth, and other obstructions on property in which Grantor has an interest within fifteen feet (15') of the center line of the lines of such poles, towers or other Facilities.
3. **Guy Wires and Anchors.** The right to implant, install and maintain anchor(s) of concrete, metal or other material on and under the Property described in Section C below, and to construct, extend and maintain guy wires from such anchor(s) to structures now or hereafter erected adjacent to such Property or property adjacent thereto (collectively, "Guy Wire Facilities") along a route to be selected by the Company generally shown on the Company's final location drawing; and also the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon any of the Guy Wire Facilities.

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 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"):
FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

D. **ADDITIONAL PROVISIONS.** In the event it becomes necessary or desirable for the Company to move any of the Facilities in connection with the construction or improvement of any public road or highway in proximity to the Facilities, Grantor hereby grants to the Company the right to relocate the Facilities and, as to such relocated Facilities, to exercise the rights granted above; provided, however, the Company shall not relocate the Facilities on the Property at a distance 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. 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.

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

IN WITNESS WHEREOF, the undersigned Grantor(s) has/have set his/her/their hand(s) and seal(s) this the 31st day of August, 2004.

Shirley Gilbert
Witness

Shirley Gilbert
Witness

Witness

[Signature] (SEAL)
(Grantor)

Tammy B. Thomas (SEAL)
(Grantor)

By: _____ (SEAL)
As:

EXHIBIT "A"

66700-00-04124

Beginning at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, and thence run S 01 degrees 30 minutes 34 seconds E along the East line of said Quarter-Quarter a distance of 40.02 feet to a corner; Thence run N 89 degrees 58 minutes 57 seconds E a distance of 400.03 feet to a corner; Thence run S 00 degrees 01 minutes 24 seconds E a distance of 274.65 feet to a corner; Thence run S 62 degrees 24 minutes 06 seconds E a distance of 190.83 feet to a corner; Thence run N 04 degrees 08 minutes 15 seconds E a distance of 404.00 feet to a corner; Thence run 90 degrees 00 minutes 00 seconds W along the North line of said Quarter-Quarter a distance of 599.47 feet to the point of beginning, all being situated in Shelby County, Alabama. (Legal description is supplied by that certain survey prepared by Joseph Edward Conn, Jr. dated March 6, 2003.)

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center:

LatLon Center:



Customer Lewis Thomas		Location 5844 Old Kendrick Drive			Agreed Serv. Date 8-31-04		Estimate No. 61700-00-0412-4					
Region Metro-South		Oper. Cntr. Pelham Office		Town/City Helena		UserID: Crouch		Created:				
County: Shelby	Section 27	Township 20S	Range 3W	Add'l Info LUST PH # 664-9692 965-7239								
Acquisition Agent		Date R/W Assigned		Date R/W Cleared		Spatial Reference		LOC		Transformer Loading		
Voltage 120/240V	Phone Co	CATV Co	Accessible	Tree Crew	Rock Hole	Permits	R/W X	City	County	State	Miss All X	Other

