

EASEMENT - DISTRIBUTION FACILITIES  
(Metes and Bounds)

TO BE RECORDED: YES ☒ NO ☐

This instrument prepared by:

STATE OF ALABAMA

COUNTY OF

TAX ID #

W.E. No. 61730-00-01354

Parcel No.

Transformer No.

JEFF J. CALLCOTT

Alabama Power Company

P. O. Box 2641

Birmingham, Alabama 35291

A. GRANT KNOW ALL MEN BY THESE PRESENTS, That ALFRED DANNY SANSPREE ? WIFE MARY JEAN SANSPREE

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.



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Shelby Cnty Judge of Probate, AL  
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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 12 day of Oct., 2004.

Doris Hewitt  
Witness

Mike Kimbrell  
Witness

Witness

Alfred Danny Sanspree (SEAL)  
(Grantor)

Mary Jean Sanspree (SEAL)  
(Grantor)

By: \_\_\_\_\_ (SEAL)

As:

EXHIBIT "A"

Tract 4

A tract of land situated in the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 333.50 to the point of beginning; then continue along same course a distance of 215.17 feet; then turn an angle to the left of 90° and run in a Southerly direction a distance of 210 feet; then turn an angle to the left of 90° and run in an Easterly direction a distance of 215.17 feet; then turn an angle to the left of 90° and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.0372 Acres, more or less.

Tract 5

A tract of land situated in the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 548.67 feet to the point of beginning; then continue along same course a distance of 247.31 feet; then turn an angle to the left of 91°-56'-58" and run in a Southerly direction a distance of 337.52 feet; then turn an angle to the left of 50°-41'-46" and run in a Southeasterly direction a distance of 85.46 feet; then turn an angle to the left of 84°-13'-39" and run in a Northeasterly direction a distance of 245.56 feet; then turn an angle to the left of 43°-08'-17" and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.7656 Acres, more or less.

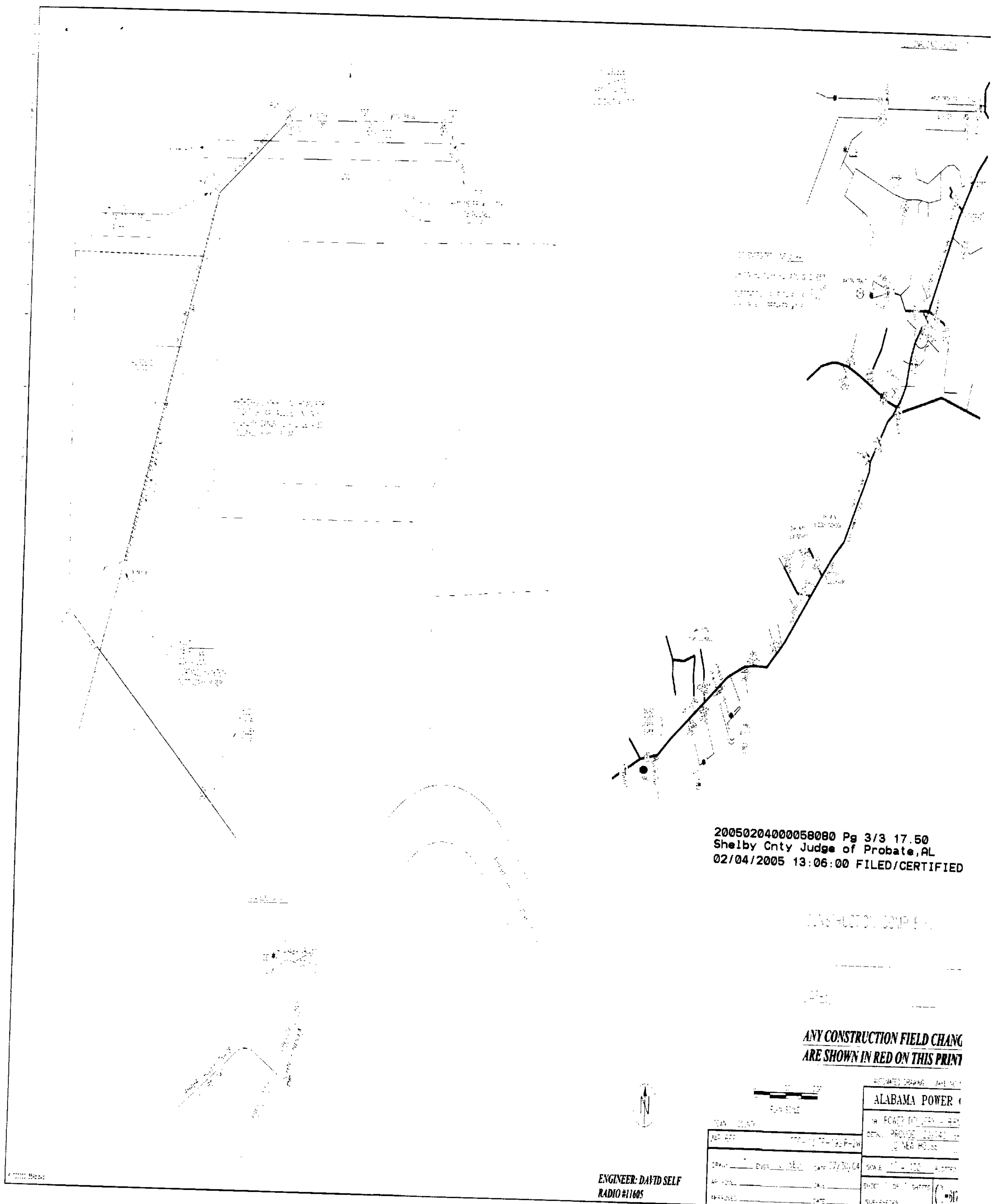
AND: A 20 foot wide easement for ingress and egress lying 10 feet on either side of the centerline, said centerline being described as follows:

Part of the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NE corner of said NW ¼ of NW ¼ of said Section 13, run in a Westerly direction along the north line of said ¼-¼ section for a distance of 333.50 feet to an existing #4 iron rebar, thence turn an angle to the left of 89°-58'-17" and run in a southerly direction for a distance of 210.51 feet to an existing #4 iron rebar; thence turn an angle to the right of 90°-05'-39" and run in a westerly direction for a distance of 74.49 feet to the point of beginning; thence turn an angle to the left of 137°-18'-13" and run in a southeasterly direction for a distance of 41.16 feet; thence turn an angle to the right of 4°-34'-17" and run in a southeasterly direction for a distance of 26.52 feet; thence turn an angle to the left of 5°-42'-01" and run in a southeasterly direction for a distance of 29.91 feet; thence turn an angle to the right of 4°-12'-50" and run in a southeasterly direction for a distance of 26.32 feet; thence turn an angle to the left of 6°-04'-25" and run in a southeasterly direction for a distance of 26.37 feet; thence turn an angle to the left of 4°-12'-50" and run in a southeasterly direction for a distance of 29.42 feet; thence turn an angle to the right of 42°-53'-01" and run in a southeasterly direction for a distance of 30.53 feet; thence turn an angle to the left of 13°-46'-31" and run in a southeasterly direction for a distance of 61.06 feet; thence turn an angle to the left of 3°-54'-53" and run in a southeasterly direction for a distance of 43.64 feet; thence turn an angle to the right of 32°-09'-19" and run in a southerly direction for a distance of 36.05 feet, more or less, to a point on the northerly right-of-way line of Cahaba Valley Cove Road, being the point of ending.

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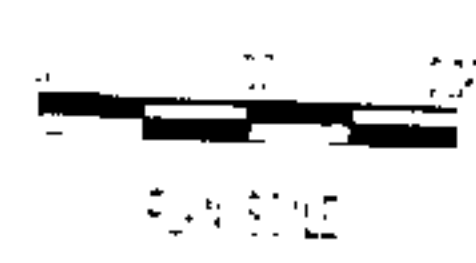
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02/04/2005 13:06:00 FILED/CERTIFIED

**ANY CONSTRUCTION FIELD CHANGES  
ARE SHOWN IN RED ON THIS PRINT**



ENGINEER: DAVID SELF  
RADIO #11605

TEAM LEAD		ALABAMA POWER	
JOB #		PROJECT #	
DRAWN BY		SCALE	
APPROVED BY		DATE	
REVISIONS		SHEET #	