

500.00

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA  
COUNTY OF SHELBY  
W.E. No. A6272-06-A015

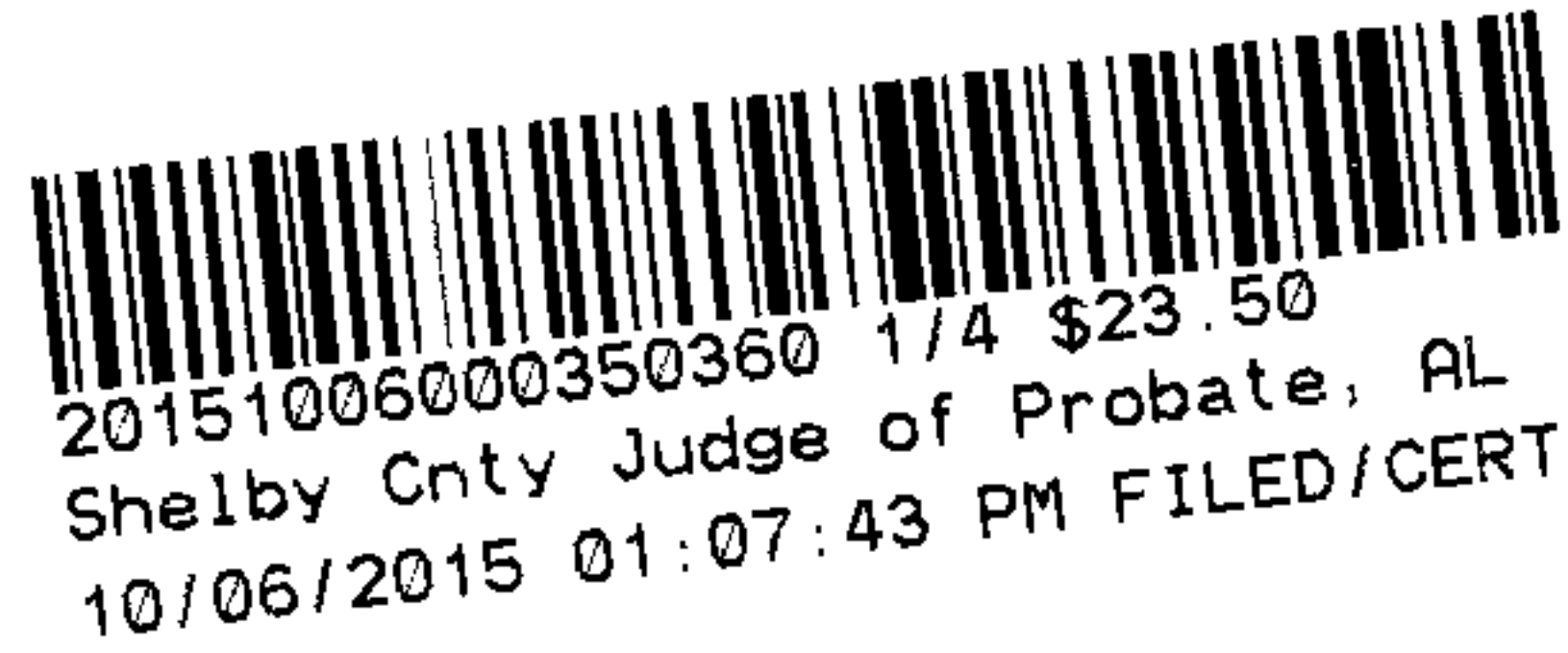
APCO Parcel No. 70274081

Transformer No. 550

This instrument prepared by: J. PATRICK REED

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

Shelby County, AL 10/06/2015  
State of Alabama  
Deed Tax: \$.50



KNOW ALL MEN BY THESE PRESENTS, That The Broadway Group, LLC, as grantor(s), (the "Grantor", whether one or more) for and in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration paid to Grantor in hand 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 below.

**Overhead and/or Underground.** The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described below, all poles, towers, wires, conduits, fiber optics, cables, communication lines, 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 communications, along a route selected by the Company, as generally shown on the Company's drawing attached hereto and made a part hereof, but which is to be determined by the actual location(s) in which the Company's facilities are installed. The width of the Company's easement will depend on whether the Facilities are underground or overhead: for underground, the easement will extend five (5) feet on each side of said Facilities as and where installed; for overhead Facilities, the easement will extend fifteen (15) feet on each side of the centerline of said Facilities as and where installed. The Company is granted the right to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending five (5) feet from each side of said underground Facilities, and to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending fifteen (15) feet from each side of the centerline of said overhead Facilities and the right in the future to install intermediate poles and facilities on said strip. Further, with respect to overhead Facilities, the Company is also granted the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the thirty (30) foot strip that, in the sole opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead 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 said 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, as applicable.

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"): a parcel of land located in the SW ¼ of the SW ¼ of Section 11, Township 19 South, Range 2 East, as recorded in that certain deed instrument number 20150311000074790, in the office of the Judge of Probate of Shelby County, Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof.

In the event it becomes necessary or desirable for the Company from time to time 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 said 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 said Grantor, has caused this instrument to be executed by Robert M. Broadway,  
its authorized representative, as of the 21<sup>st</sup> day of September, 2015.

ATTEST (if required) or WITNESS:

The Broadway Group, LLC

By: \_\_\_\_\_

By:  (SEAL)

Its: \_\_\_\_\_

Its: Managing Member

All facilities on Grantor: \_\_\_\_\_ Station to Station: \_\_\_\_\_

STATE OF ALABAMA

COUNTY OF Madison


I, Monique Ross, a Notary Public, in and for said County in said State, hereby certify that **Robert M. Broadway**, whose name as **Managing Member of The Broadway Group, LLC**, a limited liability company, 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 this instrument, he/she, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 21<sup>st</sup> day of September, 2015.

[SEAL]

Monique Ross  
Notary Public

My commission expires: 10/2016

  
20151006000350360 2/4 \$23.50  
Shelby Cnty Judge of Probate, AL  
10/06/2015 01:07:43 PM FILED/CERT



**SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.**

Map Center UTM:  
1819916 12120

Map Center LatLon:  
33.387072 -86.411746

**1 inch = 100 feet**

[illegible]

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WE# A6272-05-A015

Parcel No. 70274081

Exhibit "A"


Notwithstanding anything herein to the contrary, the easement area shall be contained within the following described property:

STATE OF ALABAMA

SHELBY COUNTY

AN EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, IN THE TOWN OF VINCENT, ALABAMA, SHELBY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF BROADWAY - HIGHWAY 25 AS RECORDED IN MAP BOOK 44, PAGE 107 IN PROBATE RECORDS OF SHELBY COUNTY ALABAMA AND BEING ALSO DESCRIBED AS A 1/2 CAPPED IRON PIN (CA451LS) BEING LOCATED ON THE EAST RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY 25, THENCE FROM SAID POINT ALONG SAID EAST MARGIN NORTH 20 DEGREES 10 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 7.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 20 DEGREES 10 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 30.39 FEET TO A POINT; THENCE LEAVING SAID EAST MARGIN SOUTH 60 DEGREES 38 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 37.34 FEET TO A POINT; THENCE SOUTH 19 DEGREES 06 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 30.49 FEET TO A POINT; THENCE NORTH 60 DEGREES 38 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 37.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1129 SQUARE FEET MORE OR LESS.

  
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