

Source of Title:

Instrument Number 20041203000661630

520

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6170-05-AH16

APCO Parcel No. 70278445

Transformer No. _____

This instrument prepared by: Shannon Floyd

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

20160926000349880

09/26/2016 08:50:03 AM

ESMTAROW 1/2

KNOW ALL MEN BY THESE PRESENTS, That Edwin B. Lumpkin Jr., an unmarried man,

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, translosures, 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 S½ of the NE ¼ of Section 20, Township 21 South, Range 2 West, more particularly described in that certain instrument recorded in Instrument Number 20041203000661630, in the office of the Judge of Probate of said County.

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 undersigned Grantor has executed this instrument on this the 5th day of April, 2016.

Wade Stuber
Witness Signature

Print Name

Edwin B. Lumpkin Jr. (SEAL)
Edwin B. Lumpkin Jr. (Grantor)
Edwin B. Lumpkin, Jr.
Print Name

For Alabama Power Company Concrete Real Estate Department Use Only - Parcel No:

Station to Station: Sta 1+00 to Sta 1+95' on road r/w, Sta 1+95' to Sta 5+00 and guys at Sta 3+00 and 4+00 (southern) on grantor.

TJA

RW Agent Shannon Stig
Date Assigned 3.24.16
Date Cleared 4.18.16
Parcel # 70278445
70278446

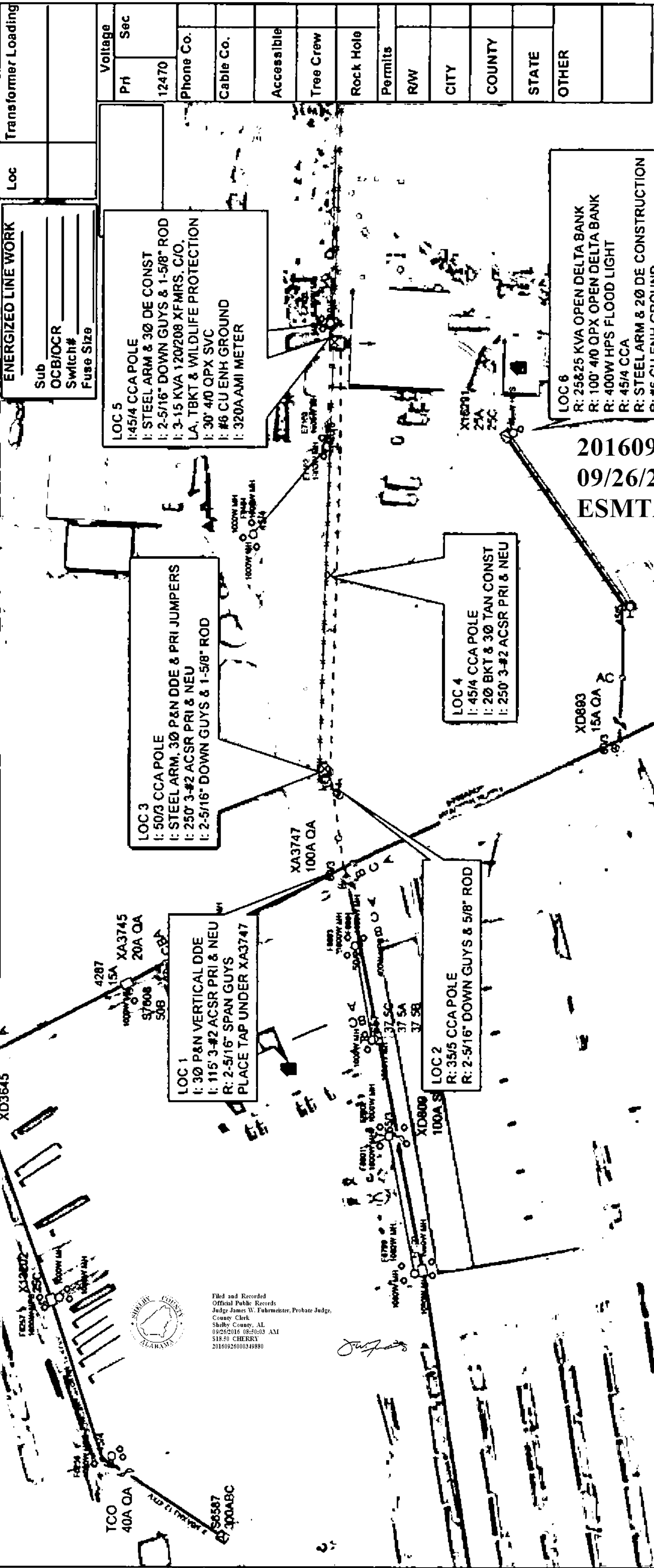
1 inch = 100 feet

Map Center LatLon: 33.193194 -86.767376

Map Center UTM: 1711556 12049611

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Customer EDDIE LUMPKIN	Location 1757 HIGHWAY 31	Cmtd. Svc Date 4/30/2016	County Shelby	Section 20	Township 21S	Range 02W	Add'l Info.	Estimate No. A617005AH16
Division BIRMINGHAM	District METRO SOUTH	Town ALABASTER	UserID chrisjoh	Created: 3/29/2016	Substation X-49052		Y-	MISSALL#



SIA 1100 TO STA 1+96
DEDICATED ROAD

20160926000349880
09/26/2016 08:50:03 AM
ESMTAROW 2/2

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/26/2016 08:50:03 AM
518.50 CHERRY
20160926000349880