

20161117000422780
11/17/2016 10:47:10 AM
ESMTAROW 1/6

Source of Title:

Instrument Number 20121218000482840

**Grant of Easement in Land for
an Underground Subdivision**

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6170-08-B816

APCO Parcel No. 11123399-002

This instrument prepared by: Shannon Floyd

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

KNOW ALL MEN BY THESE PRESENTS, That Western REI, LLC, an Alabama limited liability company as grantor(s), (the "Grantor", whether one or more) is the owner of record of the real estate in SHELBY County, Alabama which Grantor intends to subdivide more particularly described on Exhibit "A", attached hereto and made a part hereof (hereinafter "the Property"); and

WHEREAS, Grantor desires to have Alabama Power Company (the "Company") construct, operate and maintain underground electric distribution and service facilities to provide electric service to houses or other improvements to be constructed upon the Property, and therefore is willing to grant to the Company rights, easements and rights-of-way for the construction, operation and maintenance of such electric facilities.

NOW, THEREFORE, for and in consideration of One and No/100 Dollars (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby agree and covenant with the Company as follows:

- I. Grantor does hereby grant to the Company, its successors and assigns, the following rights, easements and rights-of-way for the purposes of constructing, operating, maintaining, repairing and replacing in, over and under the surface of the Property, conductors, riser poles, guy wires and anchors at those places where the Company's facilities enter and leave any subdivision, conduits, cables, transformers, switchgear, transclosers, and all other facilities useful or necessary in connection therewith, for the underground transmission and distribution of electric service, and also for underground communication service, along routes and in areas to be selected by the Company as provided herein, together with the right of ingress and egress to and from the easement areas and all other rights and privileges necessary or convenient for the full use and enjoyment thereof:
 - A. Underground Distribution Line Easement. An easement and right-of-way for the Company's underground electric distribution and communication facilities, which shall be ten (10) feet wide, and shall extend five (5) feet on each side of the center lines of the underground conduits and conductors, as and where now or hereafter installed by the Company; together with the right to excavate the soil within said strips of land, and remove any trees, rocks and other obstructions, as necessary or convenient for the construction, maintenance, repair, replacement, safety or operation of said line or lines, and also the right to keep the easement strips clear of trees, roots, shrubs, brush, undergrowth, buildings, fences and other structures and other obstructions or any condition which may, in the sole opinion of the Company, endanger the safety of, interfere with, or threaten to endanger the operation and maintenance of, the Company's facilities, and also to prevent the surface elevation over said facilities from being reduced by more than six (6) inches, unless permitted in writing by the Company in each instance.
 - B. Easement for Above-Ground Facilities Associated with Underground Distribution Lines: An easement and right-of-way for the Company's above-ground facilities necessary or useful for providing underground service to buildings or other improvements, including riser poles, guy wires and anchors at those places where the Company's facilities enter and leave any subdivision and all pad-mounted equipment, which shall include any and all portions of the Property on which such facilities are constructed or installed, and shall also extend fifteen (15) feet in all directions from the outer perimeter of such poles and five (5) feet in all directions from the outer perimeter of such pads, anchors and other facilities and five (5) feet to each side of such guy wires, as and where now or hereafter installed by the Company and the right to clear, and keep clear, such areas of trees, roots, shrubs, brush, undergrowth, buildings, fences and other structures and other obstructions or any condition which may, in the sole opinion of the Company, endanger the safety of, interfere with, or threaten to endanger the operation and maintenance of the Company's facilities and the right to cut and trim and keep cut and trimmed all dead, weak, leaning or dangerous trees and limbs outside of such areas that, in the sole opinion of the Company, might now or may hereafter endanger, interfere with or fall upon any such riser poles or overhead conductors or guys attached thereto.

C. Underground Service Easement: An easement and right-of-way for the Company's service facilities to each house or other improvement, now or hereafter constructed on each subdivided lot on the Property. Such service easement shall extend five (5) feet on each side of the center line of the underground electric service conduit or line running to the service entrance for each house or other improvement, as and where now or hereafter installed by the Company; together with the right to excavate for installation, replacement, repair and removal thereof; and also the right to clear, and keep clear, such areas of trees, roots, shrubs, brush, undergrowth, buildings, fences and other structures and other obstructions or any condition which may endanger the safety of, or interfere with, or threaten to endanger the operation and maintenance of the Company's facilities, and also to prevent the surface elevation over said facilities from being reduced by more than six (6) inches, unless permitted in writing by the Company in each instance.

D. Easement Locations. As provided above, the particular areas to be covered by the easements granted herein are to be determined by the locations at which the Company installs its various facilities. Unless the right is granted pursuant to a separate instrument, and except with respect to facilities described in paragraph 1.C above, the Company agrees that it will only install its facilities within the following described areas to be determined by subdivision plat(s) to be recorded in the Probate Office records in the County in which the Property is located:

- (D.i.1.A.i) within road rights-of-way;
- (D.i.1.A.ii) within ten (10) feet of the boundaries of road rights-of-way;
- (D.i.1.A.iii) within ten (10) feet of any front and rear property lines of the lots shown on the subdivision plat(s);
- (D.i.1.A.iv) within five (5) feet of any side property lines of the lots shown on said plat(s);
- (D.i.1.A.v) within any area shown or described on said plat(s) as an area for electric utility facilities or utility facilities in general; and

To the extent that any lot line abuts a lot line of another lot in the same subdivision, it shall be deemed a side lot line. All other lot lines shall be deemed front or rear lot lines. The dimensions of the particular easement areas are described in paragraphs 1.A, 1.B and 1.C and the locations are to be determined by the locations at which such facilities are installed.

In the event it becomes necessary or desirable for the Company to move any of its facilities in connection with the construction or improvement of any public road or highway in proximity to its facilities, the Company is hereby granted the right to relocate its said facilities and, as to such relocated facilities, to exercise the rights granted above; provided, however, the Company shall not relocate its facilities on the Property at a distance greater than ten (10) feet outside the boundary of the right of way of any such public road or highway as established or re-established from time to time.

2. The Company shall not be liable for any damages to or destruction of any shrubs, trees, roots, flowers, grass or other plants caused by the equipment or employees of the Company or its contractors engaged in the construction, operation, maintenance, repair, replacement or removal of the Company's facilities. Appropriate meter locations must be obtained from the Company prior to installing or relocating service entrance facilities.

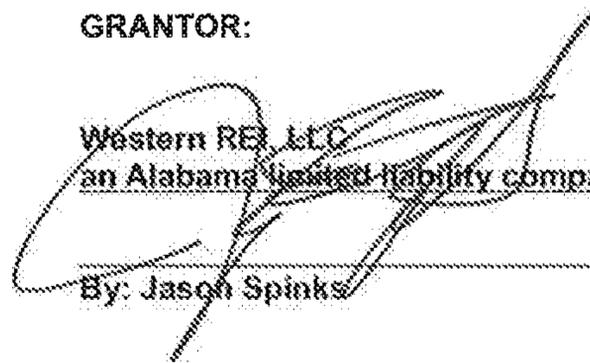
3. The Company will retain title to all facilities installed by the Company or its contractors, including but not limited to the service lateral and outdoor metering socket serving each house or other improvement and said service entrance facilities provided by the Company will not in any way be considered a fixture or fixtures and thereby a part of said real estate, but will remain personal property belonging to the Company and will be subject to removal by the Company in accordance with applicable Rules and Regulations filed with and approved by the Alabama Public Service Commission.

TO HAVE AND TO HOLD the foregoing easements, rights and privileges to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, this instrument has been executed this the 18 day of October, 2016.

WITNESS/ATTEST

GRANTOR:


Western REI, LLC
an Alabama limited liability company
By: Jason Spinks

71123399-DD2

Its: MANAGING Member

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, Laurelee Smith, a Notary Public in and for said County in said State, hereby certify that Jason E Spinks whose name as managing member of Western REI, LLC, an Alabama 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 the instrument, he/she, as such managing member and with full authority, executed the same voluntarily, for and as the act of said limited liability company. [acting in such capacity as aforesaid].

Given under my hand and official seal this the 18th day of October, 2016

Laurelee Smith
Notary Public
My commission expires: MY COMMISSION EXPIRES
JUNE 15, 2019

[SEAL]

All on Grant

Exhibit "A"

WE #

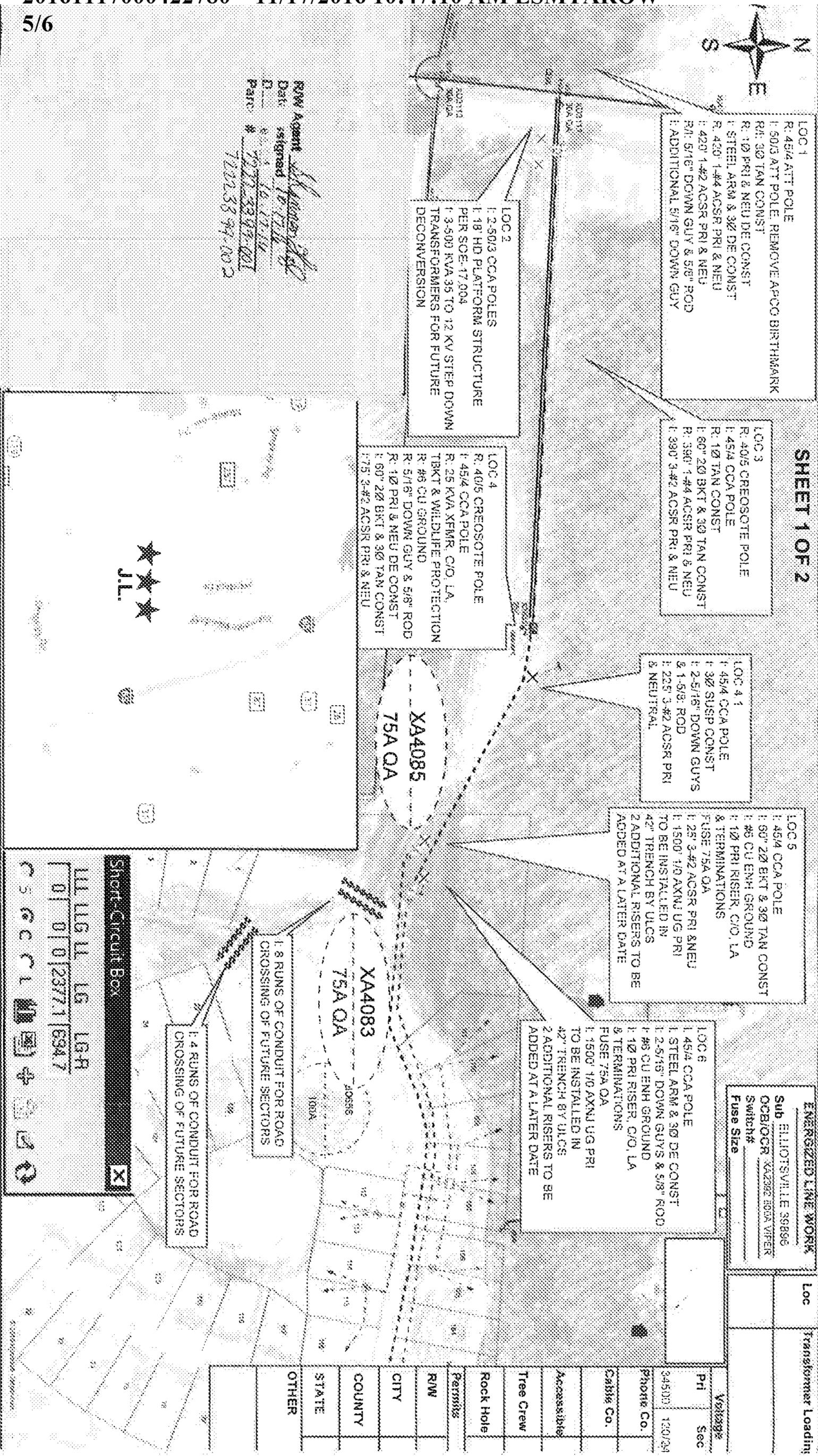
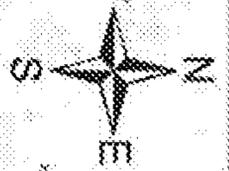
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~~AG170-08-21111~~

Document #

722 3399-002

A parcel of land located in the E ½ of the NE ¼ in Section 25, Township 21 South, Range 3 West and in the N ½ and the S ½ of Section 30, Township 21 South, Range 2 West, more particularly described in that certain instrument recorded in Instrument Number 20121218000482840, in the office of the Judge of Probate of Shelby County, Alabama.

Customer SON SPINKS	Location MALLARD LANDING S/D SMOKEY RD	Contact Svc Date 12/31/2016	County Shelby	Section 25/30	Township 21S	Range 9W	Add'l Info CHRIS LINC. 14445	Estimate No. A5170088816
Division BIRMINGHAM	District METRO SOUTH	Town ALABASTER	User ID chrsjsh	Created: 10/17/2016	Substation X_39996	Range 9W	Y_XD3114	MISSALL#



R/W Agent *[Signature]*
 Date signed *10/17/16*
 ID # *101114*
 Part # *79773341-001*
7223894.002

★ ★ ★
 J.L.

Sheet-Circuit Box

11	16	16	16
0	0	23771	6917

5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

I: 4 RUNS OF CONDUIT FOR ROAD CROSSING OF FUTURE SECTORS

I: 8 RUNS OF CONDUIT FOR ROAD CROSSING OF FUTURE SECTORS

XA4083
 75A OA

XA4085
 75A OA

LOC 6
 I: 45/4 CCA POLE
 I: STEEL ARM & 3Ø DE CONST
 I: 2-5/16\"/>

LOC 5
 I: 45/4 CCA POLE
 I: 9Ø 2Ø BKT & 3Ø TAN CONST
 I: #6 CU ENH GROUND
 I: 1Ø PRI RISER, C/O, LA & TERMINATIONS
 FUSE 75A OA
 I: 25 3-#2 AC SR PRI & NEU
 I: 15Ø 1/Ø AXNU UG PRI TO BE INSTALLED IN 42\"/>

LOC 4 1
 I: 45/4 CCA POLE
 I: 3Ø SUSP CONST
 I: 2-5/16\"/>

LOC 3
 R: 4Ø5 CREGSOTE POLE
 I: 45/4 CCA POLE
 R: 1Ø TAN CONST
 R: 6Ø 2Ø BKT & 3Ø TAN CONST
 R: 39Ø 1-#4 AC SR PRI & NEU
 I: 39Ø 3-#2 AC SR PRI & NEU

LOC 4
 R: 4Ø5 CREGSOTE POLE
 I: 45/4 CCA POLE
 R: 25 KVA XFMR, C/O, LA, TBKT & WILD LIFE PROTECTION
 R: #6 CU GROUND
 R: 5/16\"/>

LOC 2
 I: 25Ø3 CCA POLES
 I: 18 HD PLATFORM STRUCTURE
 PER SOE-17.004
 I: 3-5ØØ KVA 35 TO 12 KV STEP DOWN TRANSFORMERS FOR FUTURE DECONVERSION

ENERGIZED LINE WORK
 Sub ELLIOTTSVILLE 39896
 OCB/OCR XA292 1ØØA VIFER
 Switch#
 Fuse Size

Voltsage	34500	120/24
Phone Co.		
Cable Co.		
Accessible		
Tree Crew		
Rock Hole		
Permits		
R/W		
CITY		
COUNTY		
STATE		
OTHER		

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center UTM: 1702137 12146204

Map Center Lat Lon: 33.183881 -86.798197

1 inch = 150 feet

Customer JASON SPINKS	Location MALLARD LANDING S/D	Created, Svc Date 12/31/2016	County Shelby	Section 350	Township 21S	Range 03W	Add'l Info CHRIS LINC. 14445	Estimate No. A617008816
Division BIRMINGHAM	District METRO SOUTH	Town ALABASTER	UserID abushb	Created: 11/17/16	Substation X-39896		MISSALL# Y_XD3111	

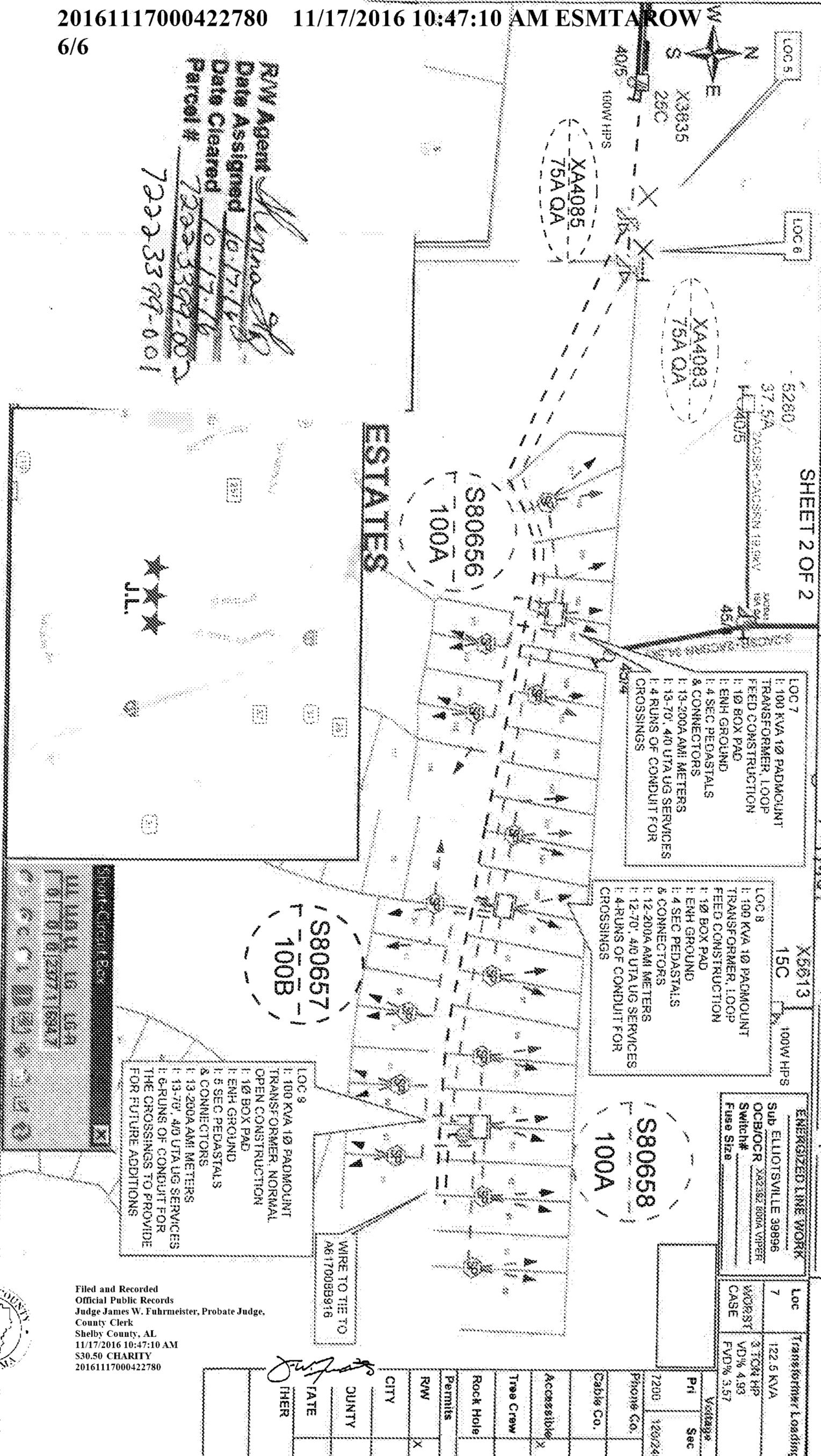
- LOC 7
- 1. 100 KVA 1Ø PADMOUNT TRANSFORMER, LOOP
 - 1. 1Ø BOX PAD
 - 1. ENH GROUND
 - 1. 4 SEC PEDASTALS
 - 1. 13-200A AMI METERS
 - 1. 13-70', 4/0 UTA UG SERVICES
 - 1. 4 RUNS OF CONDUIT FOR CROSSINGS

- LOC 8
- 1. 100 KVA 1Ø PADMOUNT TRANSFORMER, LOOP
 - 1. 1Ø BOX PAD
 - 1. ENH GROUND
 - 1. 4 SEC PEDASTALS
 - 1. 12-200A AMI METERS
 - 1. 12-70', 4/0 UTA UG SERVICES
 - 1. 4 RUNS OF CONDUIT FOR CROSSINGS

- LOC 9
- 1. 100 KVA 1Ø PADMOUNT TRANSFORMER, NORMAL OPEN CONSTRUCTION
 - 1. 1Ø BOX PAD
 - 1. ENH GROUND
 - 1. 5 SEC PEDASTALS
 - 1. 13-200A AMI METERS
 - 1. 13-70', 4/0 UTA UG SERVICES
 - 1. 8 RUNS OF CONDUIT FOR THE CROSSINGS TO PROVIDE FOR FUTURE ADDITIONS

ENERGIZED LINE WORK
SUB ELLIOTSVILLE 39896
OCB/OCR XA2382 600A VPPER
Switch#
Fuse Size

Loc	7	Transformer Loading
	122.5 KVA	
	3 TOR HP	
	VD% 4.93	
	FVD% 3.57	



R/W Agent *W. Moore*
Date Assigned *10-17-16*
Date Cleared *10-17-16*
Parcel # *72223399-002*
72223399-001

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 10:47:10 AM
\$30.50 CHARITY
20161117000422780



City	
County	
Date	
Other	