

20161128000433580
11/28/2016 01:07:26 PM
ESMTAROW 1/3

\$500.00

Source of Title:
Deed Instrument 20141009000319170

EASEMENT -- DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6272-08-A116

APCO Parcel No. 12223830-001

Transformer No. T000GB

This instrument prepared by: P. Robinson

Alabama Power Company
700 Martin St. S
Pell City, AL 35128

KNOW ALL MEN BY THESE PRESENTS, That Everhunts Riverview, 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, 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 SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 02 East, more particularly described in that certain instrument recorded in Deed Instrument 20141009000319170 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 said Grantor, has caused this instrument to be executed by Mike Court

its authorized representative, as of the 11 day of November, 2016

ATTEST (if required) or WITNESS:

Everhunts Riverview, LLC
(Grantor - Name of Corporation/Partnership/LLC)

By: _____

By: [Signature] (SEAL)

Its: _____

Its: Manager
[Indicate: President, General Partner, Member, etc.]

For Alabama Power Company Corporate Real Estate Department Use Only Parcel No: 12223830-001

All facilities on Grantor: ☒ Station to Station: _____

CORPORATION NOTARY

STATE OF ALABAMA

COUNTY OF Alabama

I, Adam Cowart, a Notary Public, in and for said County in said State, hereby certify that
Mike Cowart whose name as Manager
of Everharts Riverview LLC 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 Managing Member and with full authority, executed
the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 11 day of November, 2016

[SEAL]

Notary Public

My commission expires: 9-1-2020

Customer Mike Cowart	Location 201 CHANCELLOR FERRY LN	Contd. Svc Date	County Shelby	Section 13	Township 29S	Range 02E	Add'l Info.	Estimate No. A627308A115
Division Anniston	District Oak Grove	Town Harpersville	UserID brj@shelby	Created 11/7/2016	Substation X	Y		MISSALL# 193122708 Start 11/15/16 End 11/23/16

10000GB 25KVA

Loc 3
R: 25KVA Ximer
R: 126R - #250 TPX Service

Loc 4
R: 10 DE Const.
R: Down Guy & Sign
R: 45/4 CCA Pole
R: 18KVA Ximer
R: 180R - #2 ACSR PAN

Loc 5
R: 10 SUS Const.
R: Down Guy & Sign
R: 45/4 CCA Pole
R: 261R - #2 ACSR PAN

Loc 6
R: 10 SUS Const.
R: Down Guy & Sign
R: 45/4 CCA Pole
R: 261R - #2 ACSR PAN

Loc 2
R: 10 DE Const.
R: 576in Ph Down Guy W/ 15ft Lead
R: Anchor Sin Helix 34in Rod
R: 10KVA Ximer
R: 88 Enhanced Gnd & Sign
R: 120R - #2 TPX

Loc 1
R: 10 Ph Riser
R: 88 Enhanced Gnd & Sign
R: 587R - #10 AXN Ph Cable

Construction Notes:
Provide 120/240V 400A UG Service to Home.
APCo to dig 587R Trench and install 587R - #10 Ph Cable.
Customer will subfeed Well, Barn, and RV from home.

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/28/2016 01:07:26 PM
\$21.50 CHERRY
20161128000433580

SHELBY COUNTY ALABAMA

0 0 535 199

RMV Agent P. Robinson
Date Assigned 11/9/16
Date Cleared 11/16/16
Work # 12233830-001

Substation	Feeder #	Reference

Phone Co.	Cable Co.	Accessible	Tree Crew	Rock Hole	Permits	RMV	CITY	COUNTY	STATE	OTHER

ENERGIZED LINE WORK
Sub: 10000GB
OCR: 10000GB
Switch: 10000GB
Fuse Size: 10000GB

Loc 10000GB 10 KVA
Transformer Loading
10000GB 7 KVA

Voltage
Pri Sec