

Source of Title:

Real Book: 319 Page 560

Deed Book: 3 Page 490

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6170-05-AA16

APCO Parcel No. 71213032-DD1

Transformer No. S80648

This instrument prepared by: Shannon Floyd \$500⁰⁰

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

KNOW ALL MEN BY THESE PRESENTS, That Paul B Smith, III and wife Patricia L Smith

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"): See 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 undersigned Grantor(s) has/have set his/her/their hand(s) and seal(s) this the 17th day of August, 2016.

Tack R. Mims
Witness Signature

Tack R. Mims
Print Name

Tack R. Mims
Witness Signature

Tack R. Mims
Print Name

Paul B. Smith, III (SEAL)
Paul B. Smith, III (Grantor)

Patricia L. Smith (SEAL)
Patricia L. Smith (Grantor)

20161229000472740 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/29/2016 11:07:36 AM FILED/CERT


Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$.50

Exhibit "A"

WE#: A6170-05-AA16

Document # 72223032-001

A parcel of land located in the NE ¼ of the SE ¼ of Section 11, Township 24 North, Range 12 East, and in the W ½ of the S ½ of Fractional Section 12, Township 24 North, Range 12 East, more particularly described in those certain instruments recorded in Real Book 319, Page 560 and in Deed Book 3, Page 490 in the Office of the Judge of Probate of SHELBY County, Alabama.


20161229000472740 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/29/2016 11:07:36 AM FILED/CERT

Map Center UTM:
1692701 12006454

20161229000472740 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/29/2016 11:07:36 AM FILED/CERT