

Source of Title:

Inst. #20170127000033710

Grant of Easement in Land for an Underground Subdivision

20170221000060410

02/21/2017 09:48:10 AM

ESMTAROW 1/5

W.E. No. A6173-08-A517

72224558-001

Creekwater Phase IIIB

STATE OF ALABAMA

COUNTY OF SHELBY

500.00

This instrument prepared by: Dean Fritz

Alabama Power Company

2 Industrial Park Drive

Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That the undersigned J. Wright Building Company, Incorporated (hereinafter known as "Grantor", whether one or more) is the owner of record of the real estate in the above named County, Alabama which Grantor intends to subdivide, as described on Exhibit "A", attached hereto and made a part hereof (hereinafter "the Property"); and

WHEREAS, Grantor desires to have Alabama Power Company and/or its successors and assigns (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 easements, rights, and privileges 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:

1. Grantor does hereby grant to the Company, its successors and assigns, the following easements, rights, and privileges 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, conduits, cables, transformers, switchgear, trans closures, pad-mounted equipment, light poles and associated fixtures, and all other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the underground transmission and distribution of electric service, and also for underground communication service, at those places where the Company's facilities enter and leave any subdivision, 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 for the Company's underground Facilities, which shall be ten (10) feet wide, and shall extend the greater of five (5) feet from road right-of-way or five (5) feet from all sides 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 easement, and remove any trees, rocks and other obstructions, as necessary or convenient, for the construction, maintenance, repair, replacement, safety or operation of Company Facilities, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said easement which, in the opinion of the Company, may now or hereafter endanger, 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 four (4) inches, unless permitted in writing by the Company in each instance.
 - B. Easement for Above-Ground Facilities Associated with Underground Distribution Lines: An easement for the Company's above-ground Facilities necessary or useful for providing underground service to buildings or other improvements, specifically including riser poles, guy wires and anchors at those places where the Company's Facilities enter and leave any subdivision, light poles and associated fixtures, and all pad-mounted equipment which shall include any and all portions of the Property on which such Facilities are constructed or installed. The width of the Company's above-ground easement will depend on the type of equipment: for poles, the right of way will extend fifteen (15) feet on all sides of such poles as where now or hereafter installed; for all other overhead Facilities, the right of ways shall extend five (5) feet on all sides as and where now or hereafter installed by the Company. Further, with respect to overhead Facilities, the Company is also granted the right to install and use anchor(s) and guy wires on land adjacent to said right of way, the right to clear, and keep clear, any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under, and above said easement which, in the opinion of the Company, may now or hereafter endanger, interfere with, or threaten to endanger the operation and maintenance of, the Company's Facilities, and also the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the aforementioned right of way that, in the opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead Facilities.

C. Underground Service Easement: An easement 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 all sides of said Facilities 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 the soil within said easement, and remove any trees, rocks and other obstructions, as necessary or convenient for the construction, maintenance, repair, replacement, safety or operation of the Company's Facilities, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said easement which, in the opinion of the Company, may now or hereafter endanger, 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 four (4) 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:

- (i) within road rights-of-way;
- (ii) within ten (10) feet of the boundaries of road rights-of-way;
- (iii) within ten (10) feet of any front and rear property lines of the lots shown on the subdivision plat(s);
- (iv) within five (5) feet of any side property lines of the lots shown on said plat(s);
- (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 from time to time 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. This grant and agreement shall be binding upon and shall inure to the benefit of Grantors, the Company and each of their respective heirs, personal representatives, successors and assigns and the words "Company" and "Grantors" as used in this instrument shall be deemed to include the heirs, personal representatives, successors and assigns of such parties.

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 to the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, this instrument has been executed this the 14th day of FEBRUARY, 2017.

WITNESS/ATTEST

GRANTOR:

J. Wright Building Company, Incorporated
(Name of Individual/Company/Partnership/L.L.C.)

[Signature]
Signature of Individual/Officer/Partner
PRESIDENT

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }

COUNTY OF Shelby }

I, Joel Dean Fritz, a Notary Public in and for said County in said State, hereby certify
that Jeremy Wright whose name as
President of J. Wright Building Company, Inc. a
Corporation 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
President and with full authority, executed the same voluntarily, for and as the
act of said Corporation

Given under my hand and official seal this the 14th day of February, 20 17

Joel Dean Fritz
Notary Public

My commission expires: 12-3-18

[SEAL]

JOEL DEAN FRITZ
Notary Public
Alabama State at Large

20170221000060410 02/21/2017 09:48:10 AM ESMTAROW 3/5

For Alabama Power Company Corporate Real Estate Department Use Only

All facilities on Grantor: Yes

Location to Location: Loc 2400 (UG)

NE ¼ of the SE ¼ of Section 27, Township 20 South, Range 4 West

W.E. No. A6173-08-A517

Transformer No. T00243

APC Document #

72224558-001

REV 3/15/16

WE# A6173-08-A517

Parcel # 72224558-001

Exhibit "A"

A portion of a parcel of land located in the NE ¼ of the SE ¼ and in the of Section 27, Township 20 South, Range 4 West, more particularly described in that certain instrument recorded in Instrument #20170127000033710, in the office of the Judge of Probate of Shelby County, Alabama.

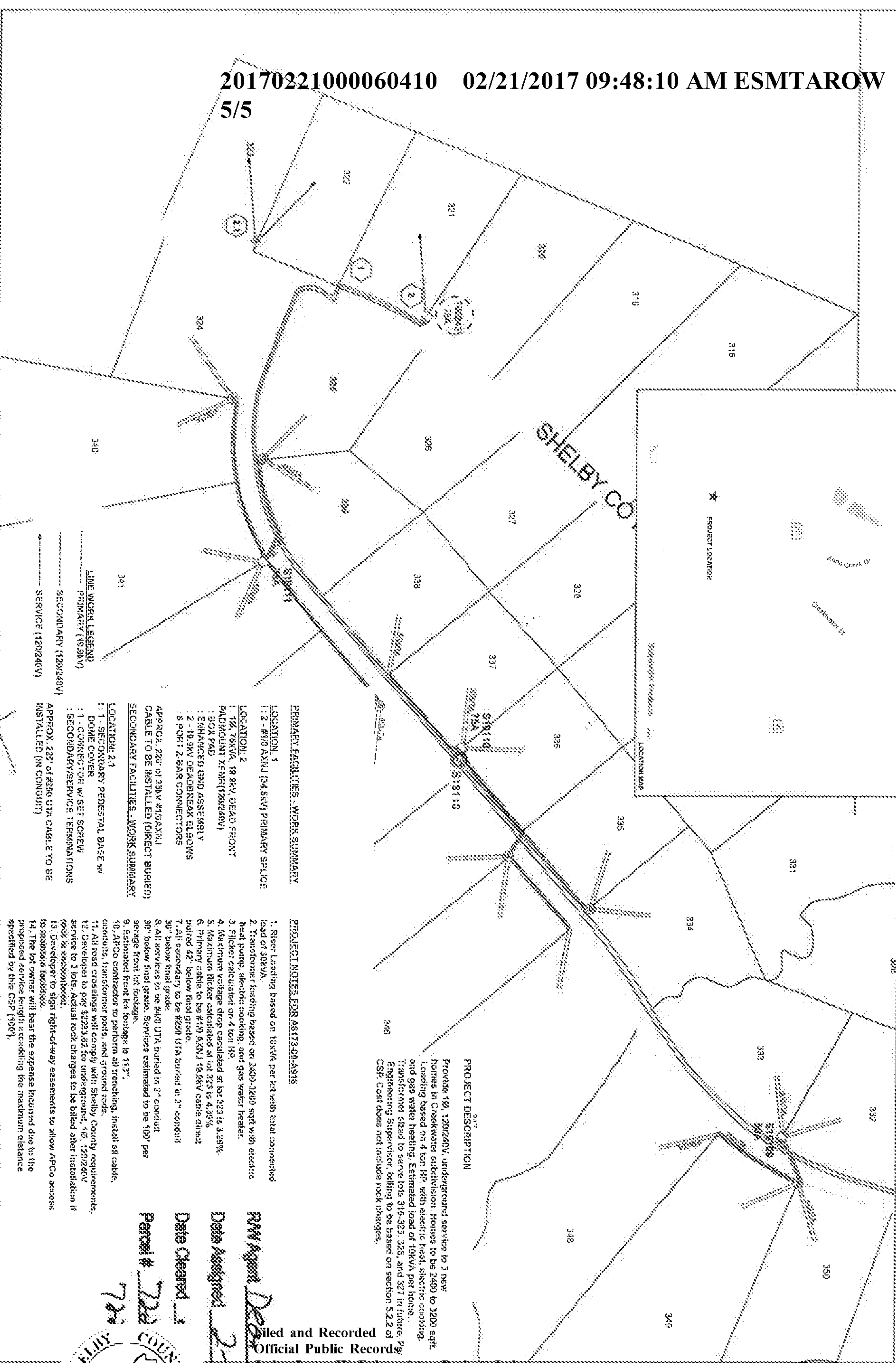
CUSTOMER: CREEK WATER PHASE III
LOCATION: HWY 277 HELENA
ENGINEER: JESSICA OSWALT / 1956

JOB NUMBER: A6173-08-4477
JEFS REF #: 517017
MISSALL#:

SUBSTATION: ELVIRA RD
X - 49106 Y - XD7491

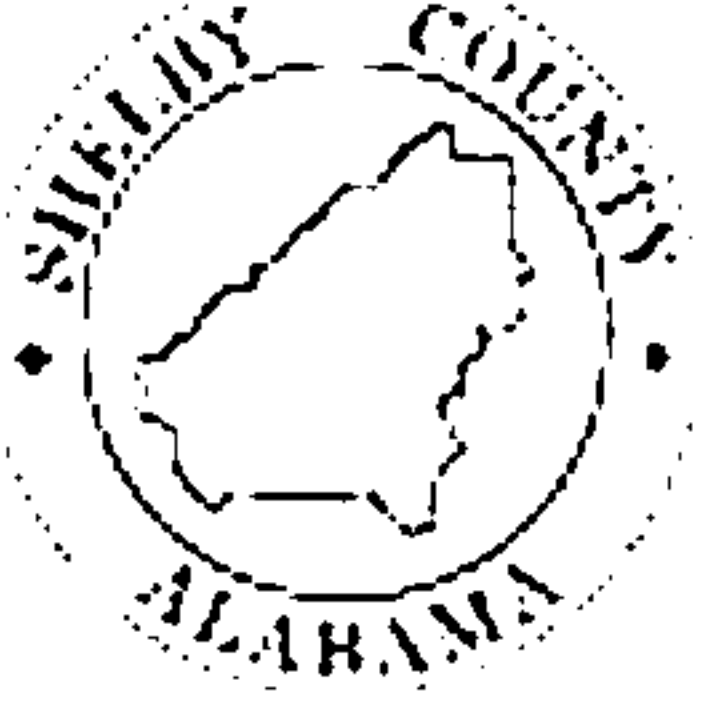
DIVISION: BIRMINGHAM
DISTRICT: METRO SOUTH PELHAM
LATITUDE: 33.292428 LONGITUDE: -86.935631

SECTION: 27 TOWNSHIP: 20S
RANGE: 04W COUNTY: Shelby



PRIMARY FACILITIES - WORK SUMMARY
LOCATION: 1
1 - 2 - 480 AMP (34.5KV) PRIMARY SPICE
LOCATION: 2
1 - 10, 78KVA, 18.8KV VOLTAGE TRANSFORMER (200/240V)
1 - BOX PAD
1 - ENHANCED GROUND ASSEMBLY
2 - 18.8KV DEARBREX ELBOWS
3 - PORT 2-BAR CONNECTORS
APPROX. 220' of 35KV #1900000
CABLE TO BE INSTALLED (DIRECT BURIED)
SECONDARY FACILITIES - WORK SUMMARY
LOCATION: 2.1
1 - SECONDARY PEDESTAL BASE w/ DOME COVER
1 - CONNECTION w/ SET SCREW
1 - SECONDARY/SERVICE TERMINATIONS
APPROX. 225' of #256 UTA CABLE TO BE INSTALLED (IN CONDUIT)
PROJECT NOTES FOR A6173-08-4477
1. Riser Loading Based on 18KVA per lot with total connected load of 300KVA.
2. Transformer loading based on 2400-1200 sqft with electric heat pump, electric cooking, and gas water heater.
3. Flicker calculated on 4 ton HP.
4. Maximum voltage drop calculated at lot 323 is 3.28%.
5. Maximum flicker calculated at lot 323 is 4.33%.
6. Primary cable to be #110 6XN 18.8KV cable direct buried 42" below final grade.
7. All secondary to be #250 UTA buried in 3" conduit 36" below final grade.
8. All services to be #410 UTA buried in 3" conduit 36" below final grade. Services estimated to be 100' per average front lot footage.
9. Estimated front lot footage is 112'.
10. APCO contractor to perform all trenching, install all cable, conduits, transformer pads, and ground rods.
11. All road crossings will comply with Shelby County requirements.
12. Developer to pay \$2293.82 for underground, 18.8KV, 120/240V service to 3 lots. Actual road charges to be billed after installation if 100% or more is required.
13. Developer to sign right-of-way easements to allow APCO access to proposed location.
14. The lot owner will bear the expense incurred due to the proposed service length exceeding the maximum distance specified by the CSP (100').

PROJECT DESCRIPTION
Provide 10, 120/240V, underground service to 3 new homes in Creekwater subdivision. Homes to be 2400 to 3200 sqft. Loading based on 4 ton HP, with electric heat, electric cooking, and gas water heating. Estimated load of 18KVA per home. Transformer sized to serve lots 316-323, 326, and 327 in future. Pay Engineering Supervisor, billing to be based on section 5.2.2 of CSP. Cost does not include rock charges.



Filed and Recorded
Official Public Record
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/21/2017 09:48:10 AM
27.50 CHERRY
20170221000060410

James W. Fuhrmeister