

Source of Title:

Instrument Number 20161107000410860

Instrument Number 20170126000031830

EASEMENT -- DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6170-00-AN17

APCO Parcel No. 7224439-001

Transformer No. T000HA

This instrument prepared by: Shannon Floyd \$ 500.00

Alabama Power Company

P. O. Box 2641

Birmingham, Alabama 35291

20170301000069590

03/01/2017 08:01:40 AM

ESMTAROW 1/3

KNOW ALL MEN BY THESE PRESENTS, That Cornerstone Building, LLC, an Alabama limited liability company

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, enclosures, 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 NE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 1 East more particularly described in that certain instrument recorded in Instrument Number 20161107000410860 and Instrument Number 20170126000031830 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 Donald M. Adams

its authorized representative, as of the 10th day of February, 2017.

ATTEST (if required) or WITNESS:

By: _____

Its: _____

Cornerstone Building, LLC, an Alabama limited liability company

By: [Signature] (SEAL)

Its: Man. Partner
[indicate: Manager, Managing Member, etc.]

All facilities on Grantor: ☒

Station to Station: _____

CORPORATION NOTARY

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STATE OF ALABAMA

COUNTY OF SHELBYI, DIANE H. HOUSTON, a Notary Public, in and for said County in said State, hereby certifyDONALD M. ACTON whose name as MANAGING PARTNER

of Cornerstone Building, 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 this instrument, he/she, as such MANAGING PARTNER 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 9th day of FEBRUARY, 2017.

[SEAL]

Diane H. Houston
Notary PublicMy commission expires: 9/20/20

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public in and for said County in said State, hereby certify that _____

whose name as _____ of _____

a _____, [acting in its capacity as _____]

of _____ a _____

_____ 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 _____ and with full authority, executed the same voluntarily, for and as the act of said _____ [acting in such capacity as aforesaid].

Given under my hand and official seal this the _____ day of _____, 20____.

[SEAL]

Notary Public

My commission expires: _____

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Map Center UTM 1776412 12082523
Map Center LatLon 33.283099 -86.554843
1 inch = 269 feet

Customer CORNERSTONE BUILDING LLC		Location 1034 SHADOW OAKS DR		City WILSONVILLE		Created: 2/2/2017		Charge No. A6170-00-AN17		Missal No. SEE LOC	
Region BIRMINGHAM		District VARNONS		Township 20S		Range 01E		Patch Request Required YES NO		Date Good Thru Date	
Section 20		Date RW Assigned 2/2/2017		Date RW Cleared		X- 10346		Y- XD8585			
Acquisition Agent S. FLOYD											
Proposed Load		VD%		FV%		KV		Voltage		Phone Co. Co. Name	
1.86		4.97		7.2		120/240 V					
Transfer Notice Req'd		CATV Co.		Co. Name		Transfer Notice Req'd		Accessible Y		Tree Crew	
Permits Req'd		RW		City		County		State		Xmission	
Y											
NOTES HOT LINE INFO											
SUB SHELBY DS											
FEEDER 10346											
SWITCH XD8585 50 A QA											

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SHADOW OAKS DR

1034 Shadow Oaks Dr, Wilsonville, AL 35186

SERVICE INFORMATION
200A SVC
EST XFMR LOAD 12.4 KVA
4 TON A/C
EST VD 1.86%
EST FKR 4.97%
UGS TO DIRECT BURY UG
SVC 30" BELOW GRADE

LOC 1
1034 SHADOW OAKS DR
1.25 KVA CONV XFMR ASSY
ST #100241
1.2" SVC RISER
1.187 #40 UTA SVC
DIRECT BURIED
PENH GRD #6 CU

LOC 2
1040 SHADOW OAKS DR
1.375 KVA CONV XFMR ASSY
ST #100247
1.65" #2 TFX SVC FOR TEMP

DISTANCE FOR UG SERVICE TO EXCEED 5% LIMIT FOR FKR WITH 25 KVA

1.167 #40 UTA
(ST #100241)
(25 B)

(ST #100247)
(25 B)

1034 SHADOW OAKS DR

RAW Agent *[Signature]*
Date Assigned 2.3.17
Date Cleared 2.10.17
Parcel # 7177000039-0

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 08:01:40 AM
\$21.50 CHERRY
20170301000069590