

\$500.00

Source of Title:

Need Inst: 20161208000448830

EASEMENT - DISTRIBUTION FACILITIES

20170412000123150

STATE OF ALABAMA

04/12/2017 09:04:03 AM

COUNTY OF SHELBY

ESMTAROW 1/3

This instrument prepared by: P. Robinson

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

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Gary Littleton, a single man and Rosa Cuzzort, a single woman

(hereinafter known as "Grantors", whether one or more) for and in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration paid to Grantors in hand by Alabama Power Company, a corporation, the receipt and sufficiency of which are hereby acknowledged, do hereby grant to said Alabama Power Company, its successors and assigns (hereinafter the "Company"), the following easements, rights, and privileges:

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 determined by the actual location(s) in which the Company's facilities are to be installed. The width of the Company's right of way will depend on whether the Facilities are underground or overhead: for underground, the right of way will extend five (5) feet on all sides of said Facilities as and where installed; for overhead Facilities, the right of way will extend fifteen (15) feet on all sides of said Facilities as and where installed.

The Company is further granted all the rights or privileges necessary or convenient for the full enjoyment and use of said right of way for the purposes above described, including, without limitation, the right of ingress and egress to and from said Facilities, as applicable, the right to excavate for installation, replacement, repair and removal of said Facilities, the right in the future to install intermediate poles and facilities on said right of way, the right to install, maintain, and use anchors and guy wires on land adjacent to said right of way, 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 right of way, as applicable. 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 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.

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean the real property more particularly described in 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, Grantors hereby grant 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 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.

TO HAVE AND TO HOLD the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument on this the 8th day of March, 2017.

Amandak Young
Witness Signature (non-relative)

Amandak Young
Print Name

Amandak Young
Witness Signature (non-relative)

Amandak Young
Print Name

Gary Littleton
(Grantor) (SEAL)

Gary Littleton
Print Name

Rosa Cuzzort
(Grantor) (SEAL)

Rosa Cuzzort
Print Name

For Alabama Power Company Corporate Real Estate Department Use Only

All facilities on Grantor: Location to Location: 2+00 to 3+100 northeasterly

NE 1/4 of the SW 1/4 of Section 14, Township 19 S, Range 02 E

W.E. No. A622-02-AH17 Transformer No. 805 APC Document No. 72224932-001

Exhibit "A"

WE#: A6272-00-AH17

Document # 72224932-001

A parcel of land located in the NE ¼ of the SW ¼ of Section 14, Township 19 South, Range 02 East, more particularly described in that certain instrument recorded in deed instrument 20161208000448830, in the office of the Judge of Probate, Shelby County, Alabama.

