

Source of Title:

20170403000111790

Grant of Easement in Land for an Underground Subdivision

KIRK WALL PH IV
STATE OF ALABAMA
COUNTY OF SHELBY

\$500

This instrument prepared by: Shannon Floyd

Alabama Power Company
Attn: Corporate Real Estate
2 Industrial Park Drive
Pelham, AL 35124



20170731000274390 1/6 \$30 50
Shelby Cnty Judge of Probate, AL
07/31/2017 02:18:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Mobley Development, Inc., an Alabama Subchapter S corporation** (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, translosures, 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.

Shelby County, AL 07/31/2017
State of Alabama
Deed Tax: \$.50

- 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 2nd day of June, 2017.

WITNESS/ATTEST



20170731000274390 2/6 \$30.50
Shelby Cnty Judge of Probate, AL
07/31/2017 02:18:39 PM FILED/CERT

GRANTOR:

Mobley Development, Inc.
(an Alabama Subchapter S corporation)


Signature of Individual/Officer/Partner

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF ALABAMA }

COUNTY OF Jefferson }

I, Linda W. Roberts, a Notary Public in and for said County in said State, hereby certify that J. Steven Mobley whose name as President of Mobley Development, Inc. a Corporation [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 President and with full authority, executed the same voluntarily, for and as the act of said Corporation [acting in such capacity as aforesaid].

Given under my hand and official seal this the 2nd day of June, 2017.

[SEAL]

Linda W. Roberts
Notary Public

My commission expires: 3-29-21

INDIVIDUAL ACKNOWLEDGMENT

STATE OF ALABAMA }

COUNTY OF _____ }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name(s) (is/are) signed to the foregoing instrument, and who (is/are) known to me, acknowledged before me on this date that, being informed of the contents of the agreement, (has/have) executed the same voluntarily on the day the same bears date.

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

Notary Public

My commission expires: _____



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Shelby Cnty Judge of Probate, AL
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For Alabama Power Company Corporate Real Estate Department Use Only

All facilities on Grantor: Yes

Location to Location: _____

SE ¼ of the SE ¼ of Section 27, Township 20 South, Range 2 West

W.E. No. A6170-08-AN17 and
A6170-40-AR17

Transformer No. T004FW, T004FX and
T004FY

APC Document # _____

REV 3/15/16

Exhibit "A"

WE#: A6170-08-AN17

WE#: A6170-40-AR17

Document # _____

A parcel of land located in the SE ¼ of the SE ¼ of Section 27, Township 20 South, Range 2 West, more particularly described in that certain instrument recorded in Instrument Number 20170403000111790 and in Instrument Number 20170403000111800 in the office of the Judge of Probate of Shelby County, Alabama.



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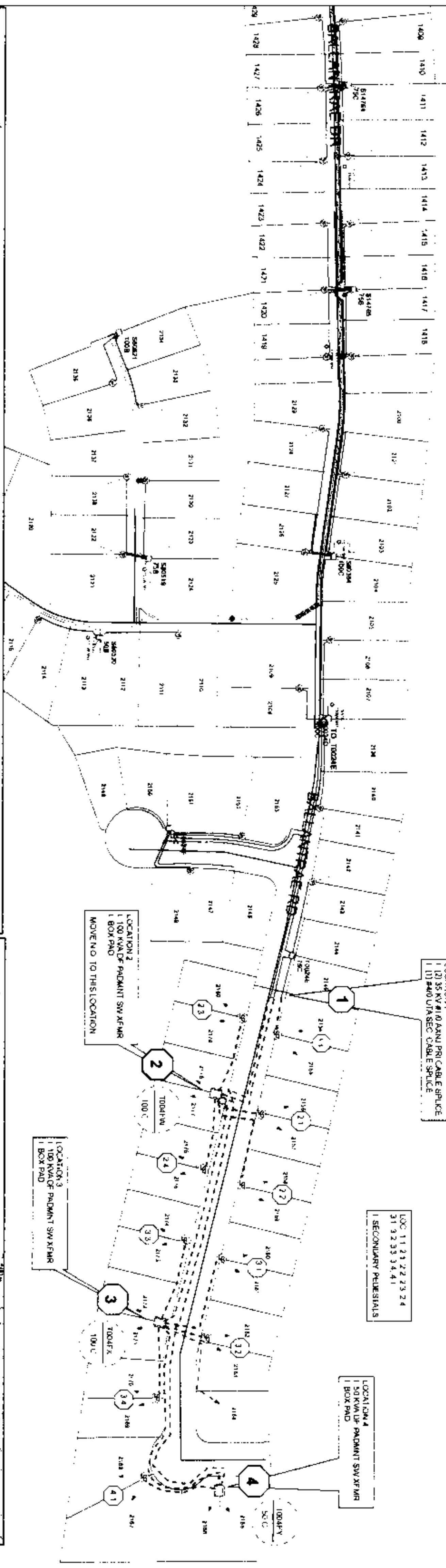
Customer:	KIRK WALL AT BALLANTRAE PHASE 4	Location:	BALLANTRAE RD	Created Sys Date:	1/23/2017	County:	SHELBY	Section:	27	Township:	20S	Range:	32W	Add'l Info:		Estimate No.:	A6170-08-AN17
District:	BIRMINGHAM	District:	METRO SOUTH	Town:	DEAL	Used:	JOHN KAT	Created:	5/10/2017	Substation:	BALLANTRAE DS	X:	48796	Y:	X08854D9867	Missal:	

NOTES:
1) KIRK WALL AT BALLANTRAE PHASE 4 SUBDIVISION NEEDS 120/240V UNDERGROUND SERVICE TO 27 NEW LOTS
2) XMR LOADING BASED ON 2400-3200 SQ. FT. ALL ELECTRIC HOMES, AND 4 TON HP
3) CUSTOMER TO TRENCH AND INSTALL CONDUIT AT ROAD CROSSINGS PER APCO SPECIFICATIONS
4) APCO TO PERFORM ALL OTHER WORK
5) PRIMARY WIRE, #10 XMR 35 KV, TO BE DIRECT BURIED 42" BELOW GRADE
6) SECONDARY WIRE, #40 UTA, TO BE DIRECT BURIED TO THE SECONDARY PEDESTALS 36" BELOW GRADE
7) ALL SERVICES TO FUTURE HOMES WILL RUN #40 UTA WIRE 36" BELOW GRADE
8) SERVICE LENGTH TO EACH LOT IS 70' PER CSP. ANY EXTRA LENGTH IS TO BE PAID FOR BY DEVELOPER BEFORE SERVICE CAN BE CONNECTED
9) ROCK COSTS WILL BE BILLED AS ACTUALS. THEY WERE NOT ESTIMATED BEFOREHAND
10) APCO TO BILL DEVELOPER FOR 27 LOTS PER CSP

WORST CASE VOLTAGE DROPPER FOR EACH LOCATION:

LOCATION 2:	VOLTAGE DROP 4.06 %
FLICKER:	3.90 %
LOCATION 3:	VOLTAGE DROP 4.37 %
FLICKER:	4.08 %
LOCATION 4:	VOLTAGE DROP 3.20 %
FLICKER:	3.75 %

RW Agent Shelby
Date Assigned 5-30-17
Date Cleared 6-9-17
Parcel # _____



SWITCHGEAR LOADING CHART, SUBDS

SWITCH	NORMAL LOAD	OVER LOAD	FLTR	1ST KEYS
X08857	22.83 A	41.56 A	66 A	514783
X08858	16.42 A	41.56 A	30 A	514784

SWITCHGEAR DETAIL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

Used:	Created:	NOT TO SCALE	Distribution System	Map Center
MDY/KAT	5/30/2017			Shelby

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Volts:	35 KV	120/240 V
Phase:	3	
Co Name:	AT&T	
Co Name:		
Character:		
Accessible:		
Tree Crew:		
Install:		
Parent Ref:		
RW:		
City:		
County:		
Date:		
Location:		

Customer: NRIK WALL PHASE 4 LIGHTS	Location: BALLANTRAE RD	Contd. Site Date: 12/31/2017	County: SHELBY	Section: 27	Township: 20S	Range: 02W	Add. Info:	Estimate No: A6170-40-AR17
Division: BIRMINGHAM	District: METRO SOUTH	Town: PELHAM	Used: mth/ant	Created: 3/10/2017	Substation: BALLANTRAE DS	X: 48796 Y: 48796	X: 48796 Y: 48796	MISC. ALB

NOTES:
1) INSTALLING 3 150 MH COACH LIGHTS ON 18 CONCRETE FLUTED POLES
2) CUSTOMER TO SIGN LIGHT CONTRACT BEFORE WORK CAN BE COMPLETED
3) DEVELOPER: BOB SINCLAIR
CONTACT NUMBER: [REDACTED]

WORST CASE VOLTAGE DROP/Flicker FOR EACH LOCATION:
LOCATION 2: VOLTAGE DROP 4.06 % Flicker 3.80 %
LOCATION 3: VOLTAGE DROP 4.37 % Flicker 4.08 %
LOCATION 4: VOLTAGE DROP 3.20 % Flicker 3.75 %

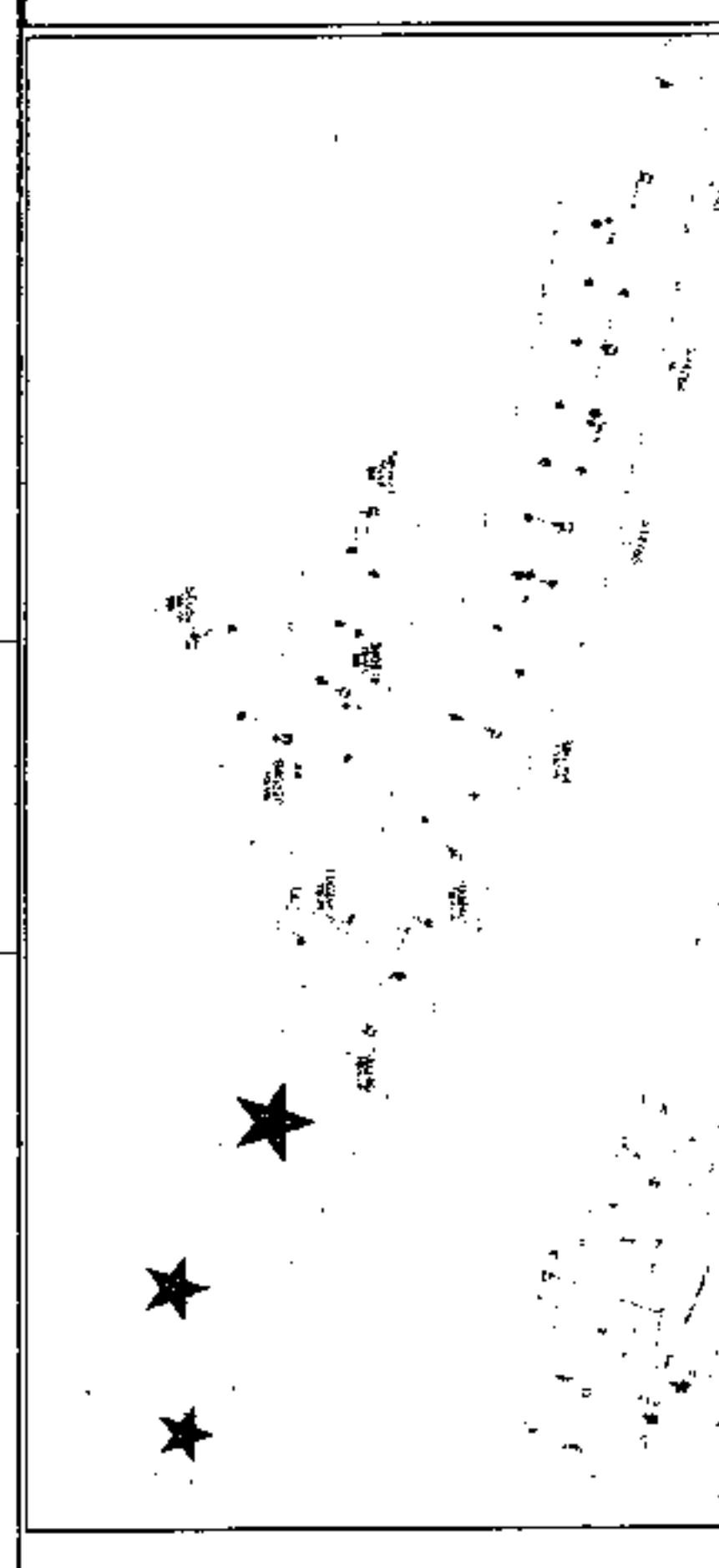
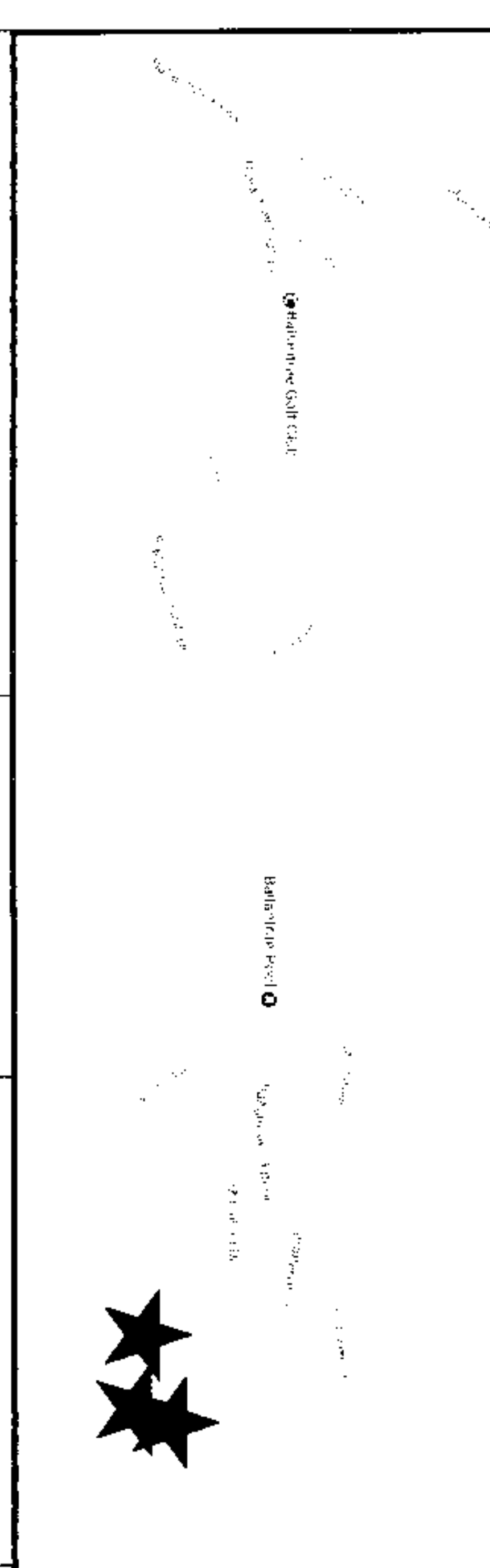
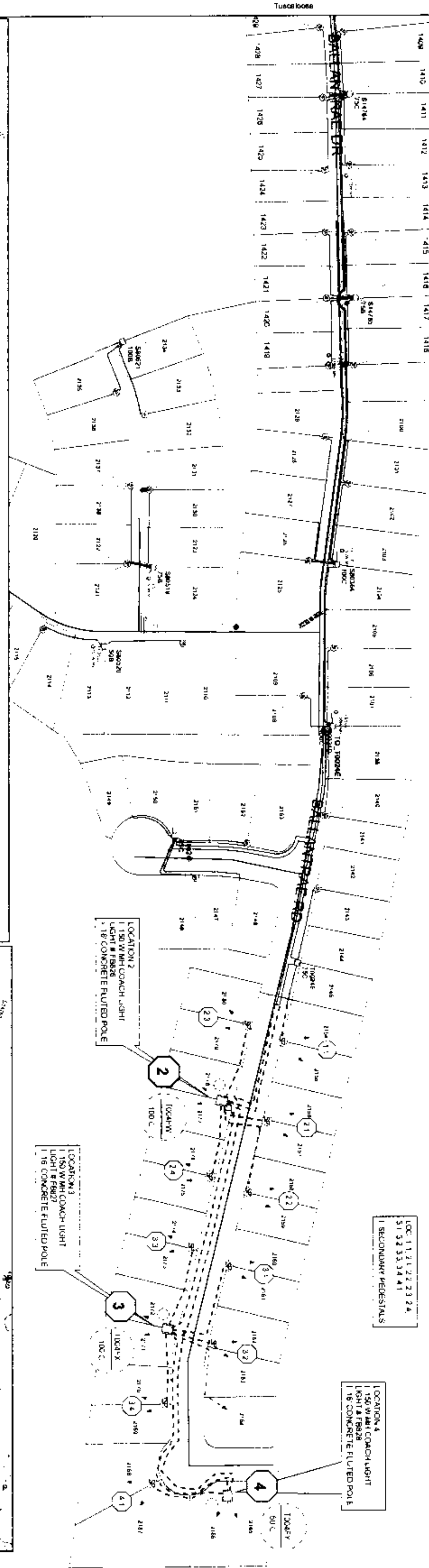
LOCATION 2:
X: 48796 Y: XD9887
LOCATION 3:
X: 48796 Y: XD9885
LOCATION 4:
X: 48796 Y: XD9885

SWITCHGEAR LOADING CHART - 50799					
SWITCH	NORMAL LOAD	EMER. LOAD	CODE	1ST XLMR	2ND XLMR
XD9887	22.93 A	41.30 A	50 A	514753	
XD9885	18.42 A	41.30 A	50 A	514754	

SWITCHGEAR 48 DETAIL			
Model	XD9887	Model	XD9885
Rating	50A	Rating	50A
Manufacturer	ABB	Manufacturer	ABB

ENERGIZED LINE WORK
Sub: BALLANTRAE DS
OCB/OCR 48796 / XA2356
Switch# SWG 45
Prot. Switch XD9885 XD9887

R/W Agent *Shannon Dye*
Date Assigned 5.30.17
Date Cleared 6.9.17
Parcel # _____



Used/D: mth/ant	Created: 5/30/2017	NOT TO SCALE	Distribution System	Map Center: Shelby
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20170731000274390 6/6 \$30.50
Shelby Cnty Judge of Probate, AL
07/31/2017 02:18:39 PM FILED/CERT

Voltage		35 KV	120/240 V
Phone			
Co. Name			
AT&T			
Co. Name			
Access			
Time			
Misc.			
Personnel			
City			
County			
State			
Zip			