

Source of Title:

Instrument #20170320000091630 & 20170320000091660

500.00

EASEMENT - UNDERGROUND

20170810000288680

08/10/2017 08:21:41 AM

ESMTAROW 1/3

STATE OF ALABAMA ✓

COUNTY OF SHELBY

W.E. No. A6170-06-AF17

APCO Parcel No. 7222 8/04-001

Transformer No. T005C0

This instrument prepared by: Dean Fritz

Alabama Power Company
2 Industrial Park Drive
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That Waffle House, Inc. a Georgia corporation 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 described below.

The right from time to time to construct, install, operate and maintain upon, under and across the Property described below, all wires, cables, trans closures, transformers, conduits, fiber optics, communication lines and other facilities useful or necessary in connection therewith (collectively, the "Facilities"), for the underground transmission and distribution of electric power and communications, along a route selected by the Company which is generally shown on the Company's drawing attached hereto and made a part hereof and which is to be determined by the locations in which the Company's Facilities are installed, such drawing showing the general location of underground facilities in an area ten feet (10') in width and also the right to clear and keep clear a strip of land extending five feet (5') from each side of said 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 the Facilities 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, adjacent to, and above said Facilities.

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean, the following real property situated in Shelby County, Alabama (the "Property"): A portion of a parcel of land located in the SE¼ of the NE¼ of Section 21, Township 20 South, Range 3 West, more particularly described in that certain instrument recorded in Instrument #'s 20170320000091630 & 20170320000091660, in the Office of the Judge of Probate of said county, Alabama.

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 the 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 said Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has caused this instrument to be executed by Ryan D. Peterson, its authorized representative, as of the 14th day of July, 2017.

ATTEST (if required) or WITNESS:

By: [Signature]

Its: Property Manager

Waffle House, Inc., a Georgia corporation
(Grantor - Name of Corporation/Partnership/LLC)

By: [Signature] (SEAL)

Its: Vice President of Property Management
[Indicate: President, General Partner, Member, etc]

Parcel Number: _____

All facilities on Grantor: X , less an except Road R/W

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CORPORATION/LLC NOTARY

STATE OF Georgia

COUNTY OF Gwinnett

I, Kristy Dianne Ford, a Notary Public, in and for said County in said State, hereby

certify that Ryan D. Peterson, whose name as Vice President of Property Management of

Waffle House, Inc., a Georgia corporation is signed to the foregoing instrument, and who is known to me, has acknowledged before me on this day that, being informed of the contents of this instrument, he/she as such Vice 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 July, 2019.

[SEAL]

Kristy Dianne Ford
Notary Public

My commission expires: _____



Customer	Location	Cmt'd. Svc Date	County	Section	Township	Range	Add'l Info.	Estimate No.
Waffle House	2401 HELENA ROAD	12/31/2017	Shelby	21	20S	03 W	CUST. CONTACT: TED NIGHT PHONE #: (205) 336-1111	A6170-06-AF17
Division: BIRMINGHAM-SOUTH	District: METRO SOUTH	Town: HELENA	UserID: kennhar #11507	Created: 7-14-2017	Substation : HELENA D.S.	X - 39824	Y - G6691	MISSALL#

LOCATION SKETCH

RMW Agent Dea Fritz

Date Assigned 7-13-17

Date Cleared 7-19-17

Parcel # 72228104-001

Charles Dr

Squire Dr

Walgreens

Lees Cove

Hwy 17

Wyrcham Pkwy

Publix Super Market

at Crow's Corner

Benton St

Waffle House

HELENA RD

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