

\$ 500.00

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Phillip McGough

Alabama Power Company
Corporate Real Estate
38001 US HWY 280
Oak Grove, AL 35150

20180905000318930 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
09/05/2018 03:10:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS That the undersigned MJH 280 Properties, LLC (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 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 that certain instrument recorded in Deed Instrument numbers 20170206000045440 and 20170412000123210, in the Office of the Judge of Probate of the above named 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, 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.

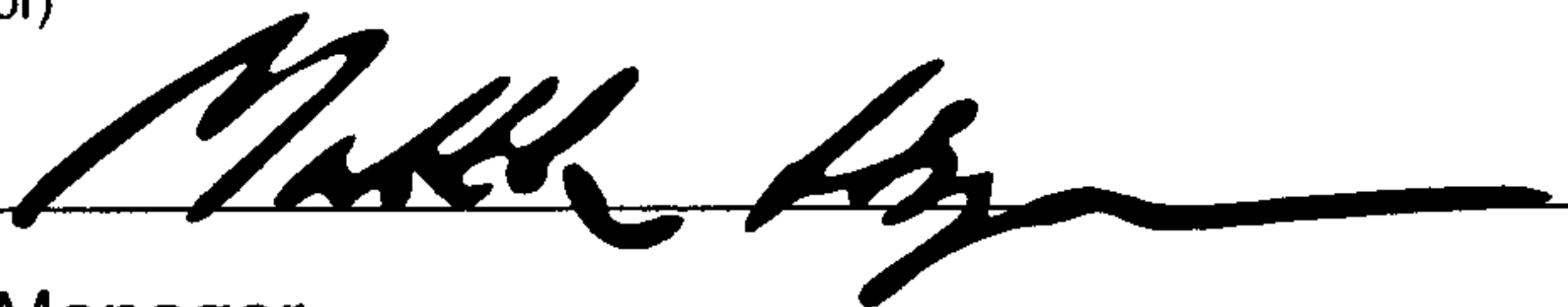
TO HAVE AND TO HOLD the same to the Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed by Matthew Hogan, its authorized

representative, as of the 18 of June, 2018.

ATTEST (if required) or WITNESS:

MJH 280 Properties, LLC
(Grantor)

By:  (SEAL)
Its: Manager

Shelby County, AL 09/05/2018
State of Alabama
Deed Tax: \$.50

-----For Alabama Power Company Corporate Real Estate Department Use Only-----

W.E. # A6272-06-A817 Transformer # 7977 All facilities on Grantor: YES

¼, ¼ STR: NE ¼ NW ¼, Section 2, Township 20S, Range 3E

STATE OF ALABAMA

COUNTY OF Jefferson

I, Rachel L. Jones, a Notary Public in and for said County in said State, hereby certify that

Matthew Hogan, whose name as Manager of MJH 280 Properties, LLC, a 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 the instrument, he/she, as such MJH 280 Properties, LLC and with full authority, executed the same voluntarily, for and as the act of said MJH 280 Properties, LLC.

Given under my hand and official seal this the 19th day of June, 2018.

[SEAL]

Notary Public: Rachel L. Jones

My commission expires: 08-29-2021


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