

Source of Title: INSTRUMENT #20180213000047260

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EASEMENT - UNDERGROUND DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: S. HOPKINS

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

KNOW ALL MEN BY THESE PRESENTS, That the undersigned KEITH KNIGHT and AUTUMN KNIGHT, husband and wife (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:

The right from time to time to construct, install, operate, and maintain, upon, under, and across the Property described below, all wires, conduits, cables, translosures, transformers, fiber optics, communication lines, and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the 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 Company's right of way will extend five (5) feet on all sides of said Facilities as and where installed, and shall include the right to clear and keep clear said right of way.

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, 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 real property more particularly described in that certain instrument recorded in **INSTRUMENT #20180213000047260**, 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 undersigned Grantors have executed this instrument on this the 29 Day of December, 2018.

Winter Lamon
Witness Signature (non-relative)

Winter Lamon
Print Name

[Signature]
Witness Signature (non-relative)

Jeffrey Matherson
Print Name

Keith W Knight (SEAL)
(Grantor) KEITH KNIGHT

Keith W Knight
Print Name

Autumn Knight (SEAL)
(Grantor) AUTUMN KNIGHT

Autumn Knight
Print Name

For Alabama Power Company Corporate Real Estate Department Use Only

W.E. # A6170-00-FW18 Transformer # T00YKM All facilities on Grantor: YES ¼, ¼ STR & LOC to LOC 22S-01E-5 SW/SW, SE/SW

This instrument was prepared by:
 The Law Office of Jack R. Thompson, Jr., LLC
 3500 Colonnade Parkway, Suite 350
 Birmingham, AL 35243
 (205)443-9027

Send Tax Notice To:
 Keith Knight and Autumn Knight
 1150 Highway 61
 Columbiana, AL 35051

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 02/13/2018 02:40:03 PM
 DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

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 } KNOW ALL MEN BY THESE PRESENTS
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That, in consideration of \$70,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Judy Hall Collins, a married person. This does not constitute the homestead property of the Grantor or her spouse; Judy Hall Collins is the surviving grantee of deed recorded in Instrument No. 2000-27106, in the Probate Office of Shelby County, Alabama; the other grantee, William Howard Hall, Sr. having died on or about Jan January 21, 2008 (the "Grantor", whether one or more), whose mailing address is 1147 Cahaba River Estate, Birmingham, AL 35244, do hereby grant, bargain, sell, and convey unto Keith Knight and Autumn Knight (the "Grantees"), whose mailing address is 1150 Highway 61, Columbiana, AL 35051, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 1150 Highway 61, Columbiana, AL 35051; to-wit:

SEE ATTACHED EXHIBIT "A"


Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Judy Hall Collins, has/have hereunto set his/her/their hand(s) and seal(s) this 31st day of January, 2018.


 Judy Hall Collins

State of Alabama

County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Judy Hall Collins, a married person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 31st of January, 2018.


 Notary Public

Commission Expires: 10/31/2020



