

Source of Title:

Document Instrument # 20181129000418180

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

W.E. No. A6272-05-AA19

APCO Parcel No. 72246023-001

Transformer No. T016AF

This instrument prepared by: Julianna M. Couch

Alabama Power Company
 700 Martin Street South
 Pell City, Alabama 35128

KNOW ALL MEN BY THESE PRESENTS, That **Premier Holdings, LLC, an Alabama limited liability company**, 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, an Alabama 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 below.

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 generally shown on the Company's drawing attached hereto and made a part hereof, but which is to be determined by the actual location(s) in which the Company's facilities are installed. The width of the Company's easement will depend on whether the Facilities are underground or overhead: for underground, the easement will extend five (5) feet on each side of said Facilities as and where installed; for overhead Facilities, the easement will extend fifteen (15) feet on each side of the centerline of said Facilities as and where installed. The Company is granted the right to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending five (5) feet from each side of said underground Facilities, and to clear, and keep clear, all trees, undergrowth and other obstructions on a strip of land extending fifteen (15) feet from each side of the centerline of said overhead Facilities and the right in the future to install intermediate poles and facilities on said strip. 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 thirty (30) foot strip that, in the sole opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead 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 said Facilities, as applicable, 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 and above said Facilities, as applicable.

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean, the following described real property situated in Shelby County, Alabama (the "Property"): parcels of land located in the SE ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 East, more particularly described in that certain instrument recorded in Document Instrument # 20181129000418180, in the office of the Judge of Probate of said 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, 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 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 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 Company, its successors and assigns, forever. /

IN WITNESS WHEREOF, the said Grantor, has caused this instrument to be executed by Manraj Patrick Sidhu, its authorized representative, as of the 25TH day of June, 2019.

PREMIER HOLDINGS, LLC, an Alabama limited liability company



20190911000334420 1/3 \$28.50
 Shelby Cnty Judge of Probate: AL
 09/11/2019 02:59:20 PM FILED/CERT

Shelby County, AL 09/11/2019
 State of Alabama
 Deed Tax \$.50

By: _____ (SEAL)

Manraj Patrick Sidhu

Its: President and CEO

[Indicate: President, General Partner, Member, etc.]

APC Doc # 72246023-001

For Alabama Power Company Corporate Real Estate Department Use Only Parcel No: 72246023-001

All facilities on Grantor: ☒

Location to Location: _____

CORPORATION NOTARY

STATE OF ALABAMA

COUNTY OF Elmore

I, Kandas Granger, a Notary Public, in and for said County in said State, hereby certify that Manraj Patrick Sidhu, whose name as President and CEO of Premier Holdings, LLC, an Alabama 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 this instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 25th day of June, 2019.

[SEAL]

Kandas Granger
Notary Public
My commission expires: _____

**My Commission Expires
March 1, 2020**



20190911000334420 2/3 \$28.50
Shelby Cnty Judge of Probate: AL
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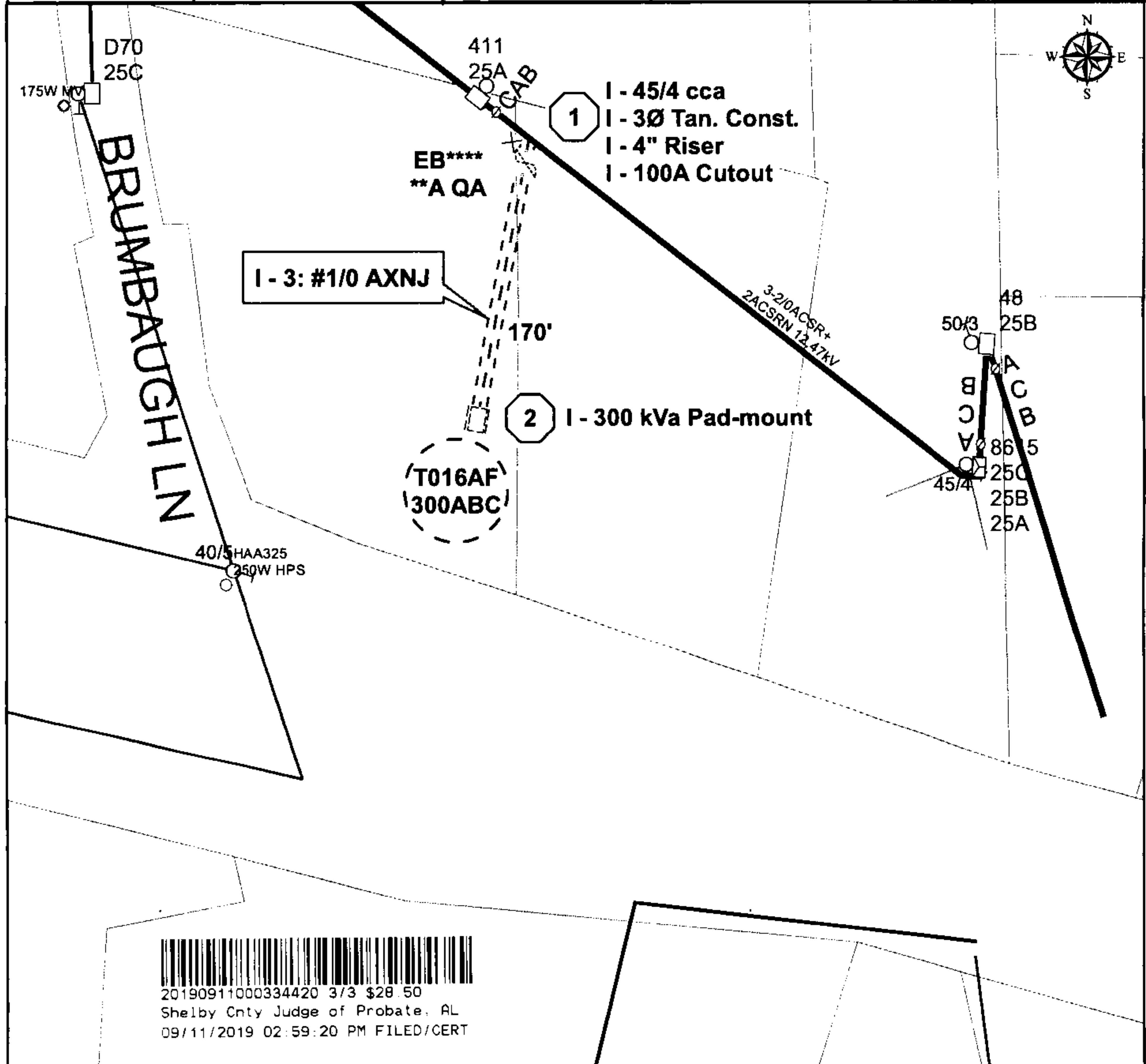
**SKETCH OF PROPOSED WORK
SIMPLIFIED W.E.**

Map Center UTM
1811296 12105150

Map Center LatLon
33.344843 -86.440263



Customer Burger King & Popeyes		Location / Address US HWY 280			Agreed Serv. Date 8/1/2019		Estimate No. A6272-05-AA19		
Region PD - ANNISTON		Oper. Cntr. OAK GROVE		Town/City Harpersville		UserID dlshaw		Created: 6/18/2019	
County Shelby		Section 28	Township 19S	Range 02E	Add'l Info APC DOC # 72246023-001				
Meter Number & Reading		Acquisition Agent Julie Couch			DATE ASSIGNED 6/18/2019		DATE CLEARED 6/27/2019		
Voltage	Metering	Tree Crew	Voltage Drop	FLICKER	PERMITS				
					R/W Yes	City	County	State	
								Miss All Yes	
Acct. Number		Feeder / Switch / TLN		FPL TYPE / QUANTITY		ADDITIONAL FACILITIES			
						POLES (NUMBER AND SIZE)		FACILITIES AMOUNT	



20190911000334420 3/3 \$28.50
Shelby Cnty Judge of Probate, AL
09/11/2019 02:59:20 PM FILED/CERT

Cnst Completed By:	Date:	Scale: 1 inch = 86 feet
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