

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA 1500
COUNTY OF SHELBY

This instrument prepared by: S. HOPKINS

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

20191115000425580
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ESMTAROW 1/3

KNOW ALL MEN BY THESE PRESENTS That the undersigned MOORE MOUNTAIN DEVELOPMENT LLC (hereinafter known as "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 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, trans closures, 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 the 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 shall 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 INSTRUMENT #20181207000427630 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 relocation of 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 said 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 Jerome Fiorello, its authorized representative, as of the 25 of October, 2019.

ATTEST (if required) or WITNESS:

By: _____
Its: _____

JSJ Properties LLC
Jerome Fiorello
(Grantor)
By: Jerome Fiorello (SEAL)
Its: _____

-----For Alabama Power Company Corporate Real Estate Department Use Only-----
W.E. # A6170-00-EW19 Transformer # T01AP3 All facilities on Grantor: NO ¼, ¼ STR & LOC to LOC 19S-01E-35 NW/NE, 19S01E-35 SW/NE
LESS AND EXCEPT 80' ROAD ROW

CORPORATION NOTARY

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STATE OF Alabama

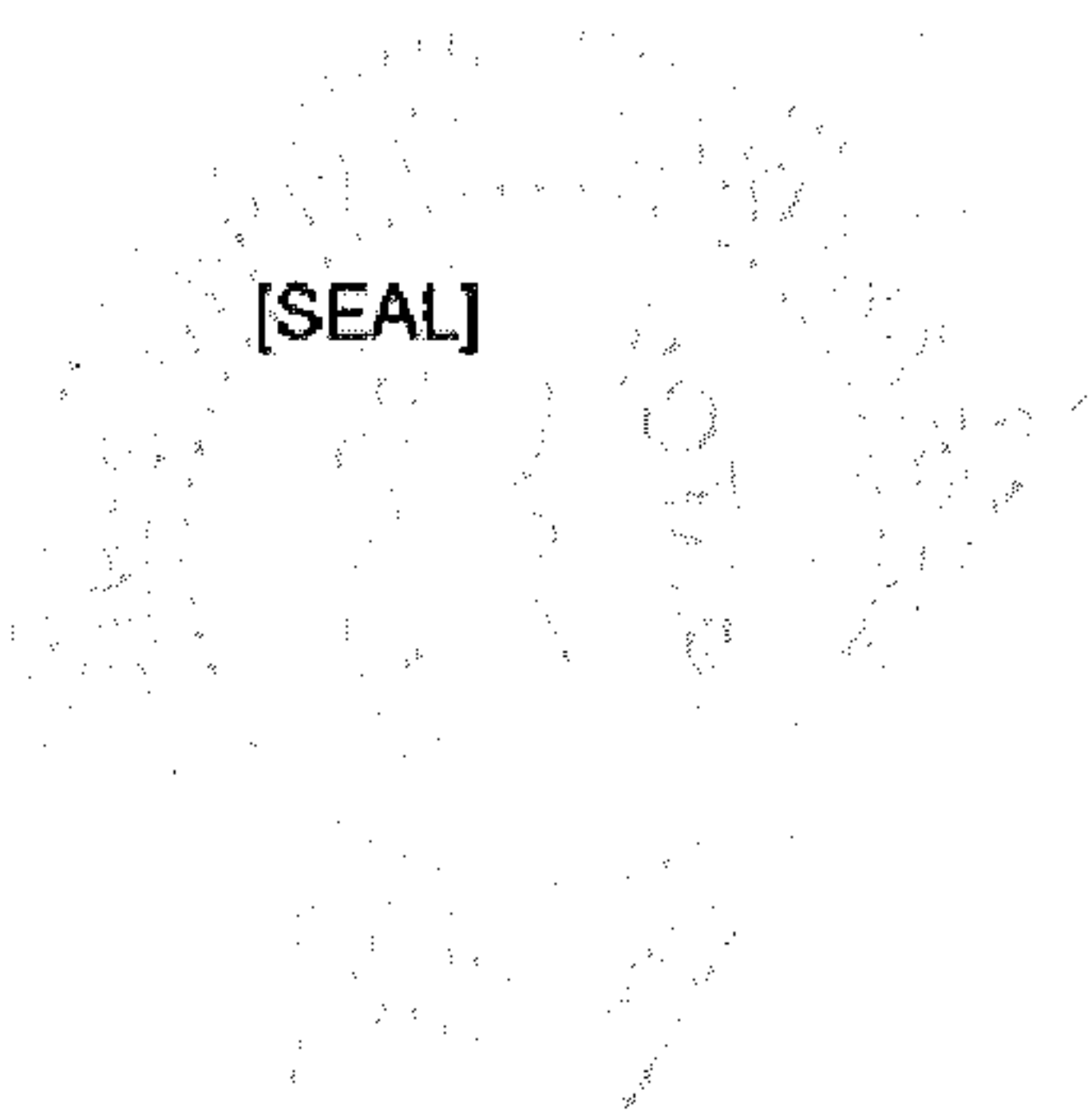
COUNTY OF Shelby

I, Lakisha Lunsford, a Notary Public, in and for said County in said State,

hereby certify that Jerome H. Fiorella, whose

name as Grantor of Moore Mountain Dev., a corporation, 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, execute the same voluntarily for and as the act of said Corporation.

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



Notary Public: Lakisha Lunsford

My commission expires: My Commission Expires August 31, 2020

