

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA
COUNTY OF SHELBY *MSUD*

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ESMTAROW 1/3

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 ROSS INVESTMENTS 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, enclosures, 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 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 INSTRUMENT # 20181204000424580 AND INSTRUMENT #20181204000423820 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 John Mayhall, its authorized representative, as of the 14 of November, 2019.

ATTEST (if required) or WITNESS:


(Grantor)

By: _____

By: John Mayhall (SE/

Its: _____

Its: President

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

W.E. # A6170-05-BQ19 Transformer # T01C5A All facilities on Grantor: NO ¼, ¼ STR & LOC to LOC 21S-03W-14 NE/NW;
LESS AND EXCEPT 50' ROAD ROW; LESS AND EXCEPT 60' ROAD ROW

APC Document # 72249637.C

CORPORATION NOTARY

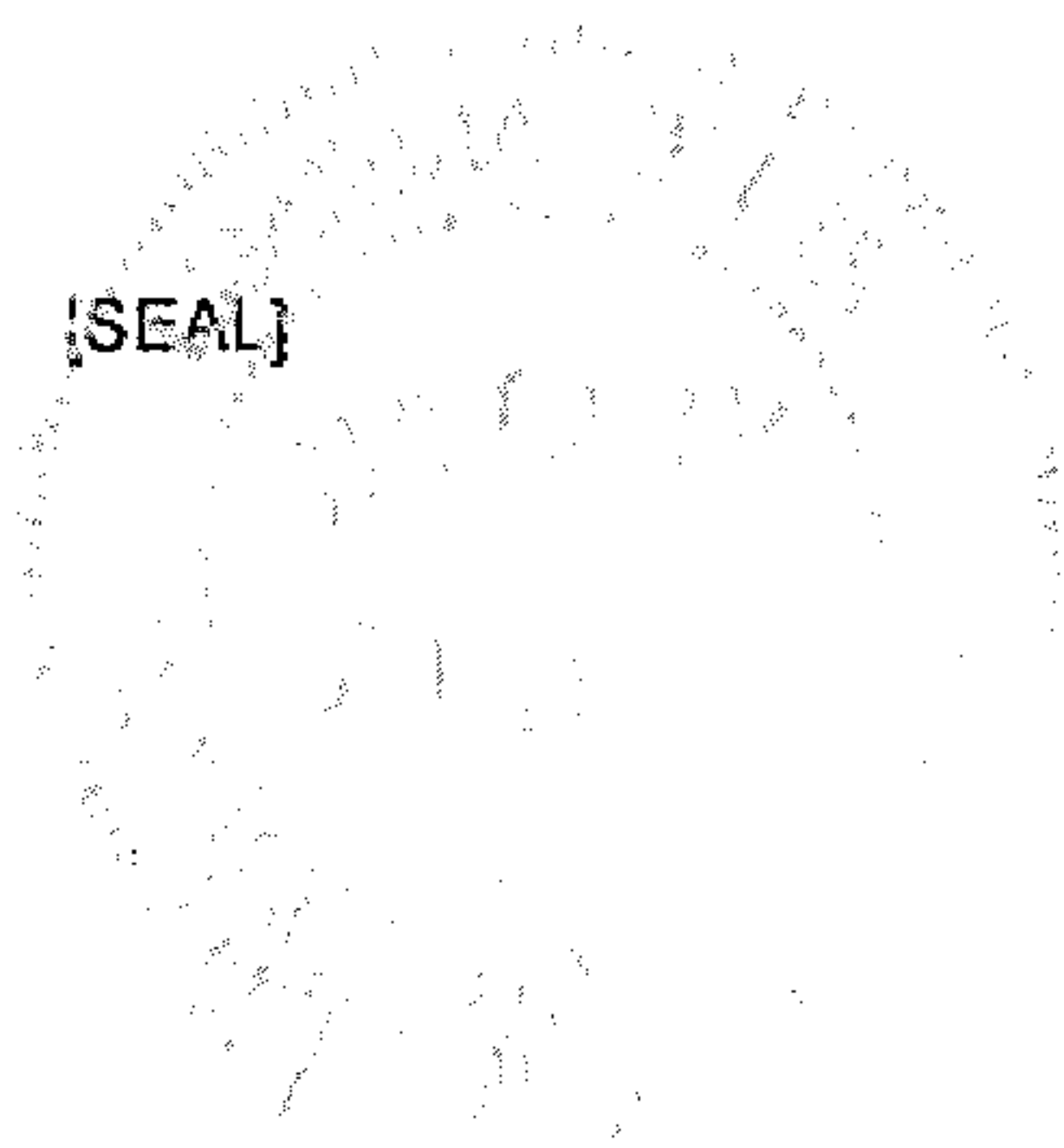
STATE OF Alabama
COUNTY OF Shelby

I, Lisandra Miller, a Notary Public, in and for said County in said State,

hereby certify that John Mayhall, whose

name as President of Ross Investments LLC, a corporation, is signed to the foregoing instrument, and who i
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 14 day of November, 2019.



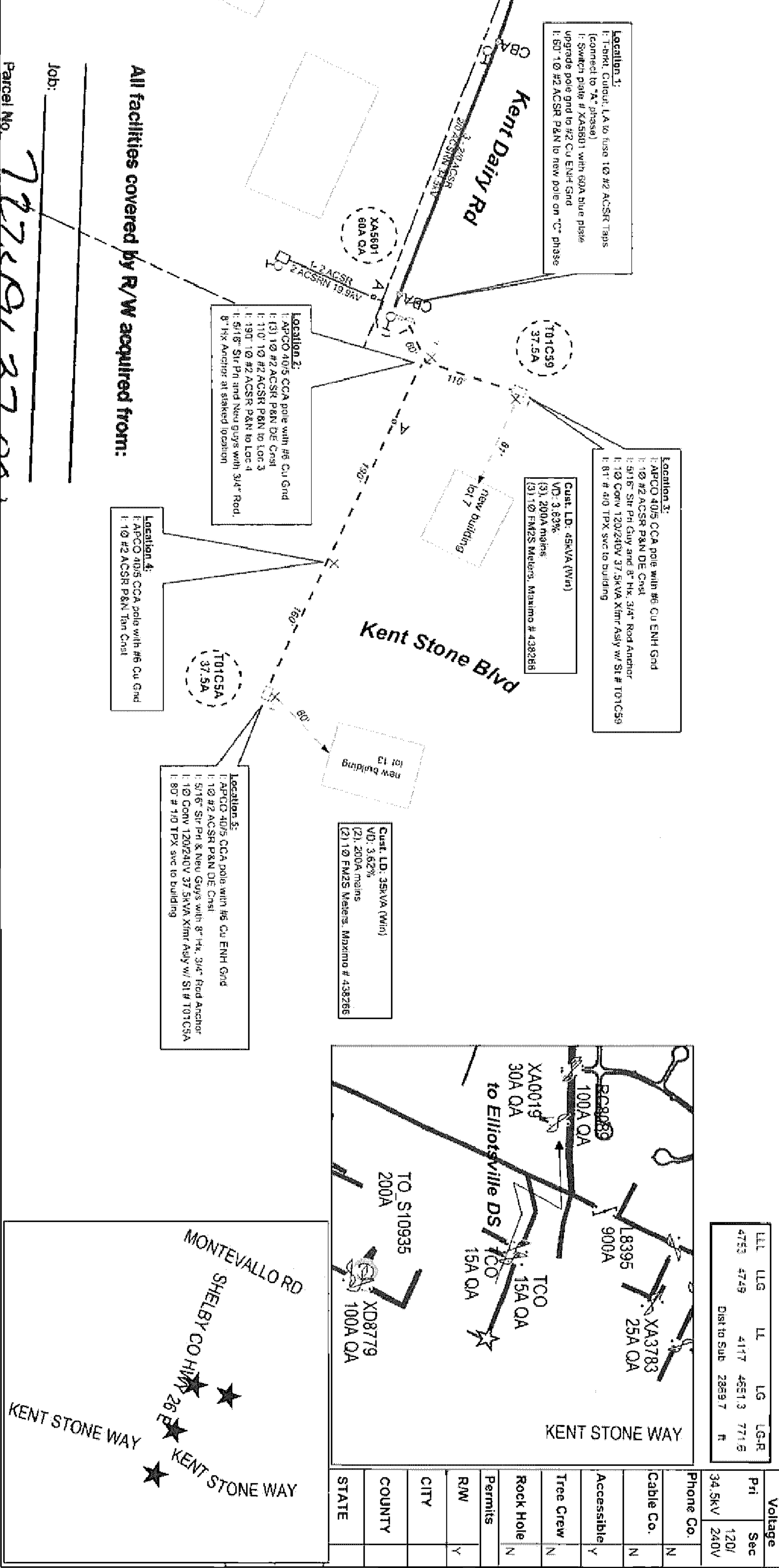
Notary Public: Lisandra Miller

My commission expires: 9/21/22

SKETCH OF PROPOSED WORK - SIMPLIFIED W.E.

Customer	Location	Contd. Svc Date	County	Section	Township	Range	Add'l info.	Estimate No.
Kent Farms - Lot 7 & 13	224 & 225 Kent Stone Blvd	11/30/2019	Shelby	14	21S	03W		A6170-05-BQ19
Division	District	Town	UserID	Created:	Substation			MISSALL#
Birmingham	Metro South - Varrons	Alabaster	mhearn	11/5/2019	X- 39896 Y- A6841			

Map Center UTM: 1694557 12057199
Map Center Lat/lon: 33.214146 -86.822921
1 inch = 86 feet



All facilities covered by R/W acquired from:

Job:

Parcel No.

72249437.001

RECORD THIS DRAWING!



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2020 12:27:23 PM
\$29.00 CHERRY
20200122000028730

Allen S. Bayal