

Source of Title:  
Deed Book 175, Page 394  
APC Parcel No.: 72250876

20200220000068050  
02/20/2020 11:03:42 AM  
QCDEED 1/4

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One and No/100 Dollar(\$1.00) in hand paid to **Alabama Power Company**, an Alabama corporation, (the “Grantor”), the receipt whereof is hereby acknowledged, Alabama Power Company does hereby remise, release and quitclaim unto, Counce Enterprises, LLC (hereinafter called the Grantees), its successor(s) and assign(s), all the right, title, interest and claim of said Alabama Power Company held as of January 7, 2020 for any and all easements, permissions, and/or agreements granted by the following recorded instrument:

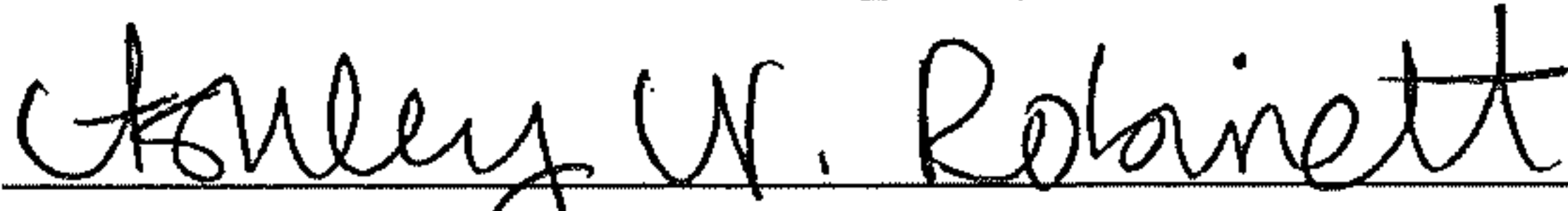
A portion of that certain instrument from Dr. J.A. Hines and wife, Myra D. Hines to Southern Bell Telephone and Telegraph Company, a corporation and Alabama Power Company, a corporation dated October 4, 1955 Parcel #72250876 and recorded in Deed Book 175 Page 394 in the Probate Office of Shelby County, Alabama, a copy of which is attached hereto and made a part thereof. Being more particularly described as follows:

An easement ten feet wide extending the entire length of Lots 7 and 8 in Block 3, of Cedar Grove Estates as recorded in Map Book 3 at Page 141 in the office of the Judge of Probate, Shelby County, Alabama, the centerline of said easement being the side lot line separating said Lots 7 and 8.

**TO HAVE AND TO HOLD** to the said Grantees, their successor(s) and assign(s) forever.

**IN WITNESS WHEREOF**, said Grantor, has caused this instrument to be executed by Ashley N. Robinett, its authorized representative, as of the 7th day of January, 2020.

**Alabama Power Company**

  
By: Ashley N. Robinett  
Its: Vice President of Corporate Real Estate


This instrument prepared by the  
Corporate Real Estate Office  
Alabama Power Company  
P.O. Box 2641  
Birmingham, AL 35291

STATE OF ALABAMA )

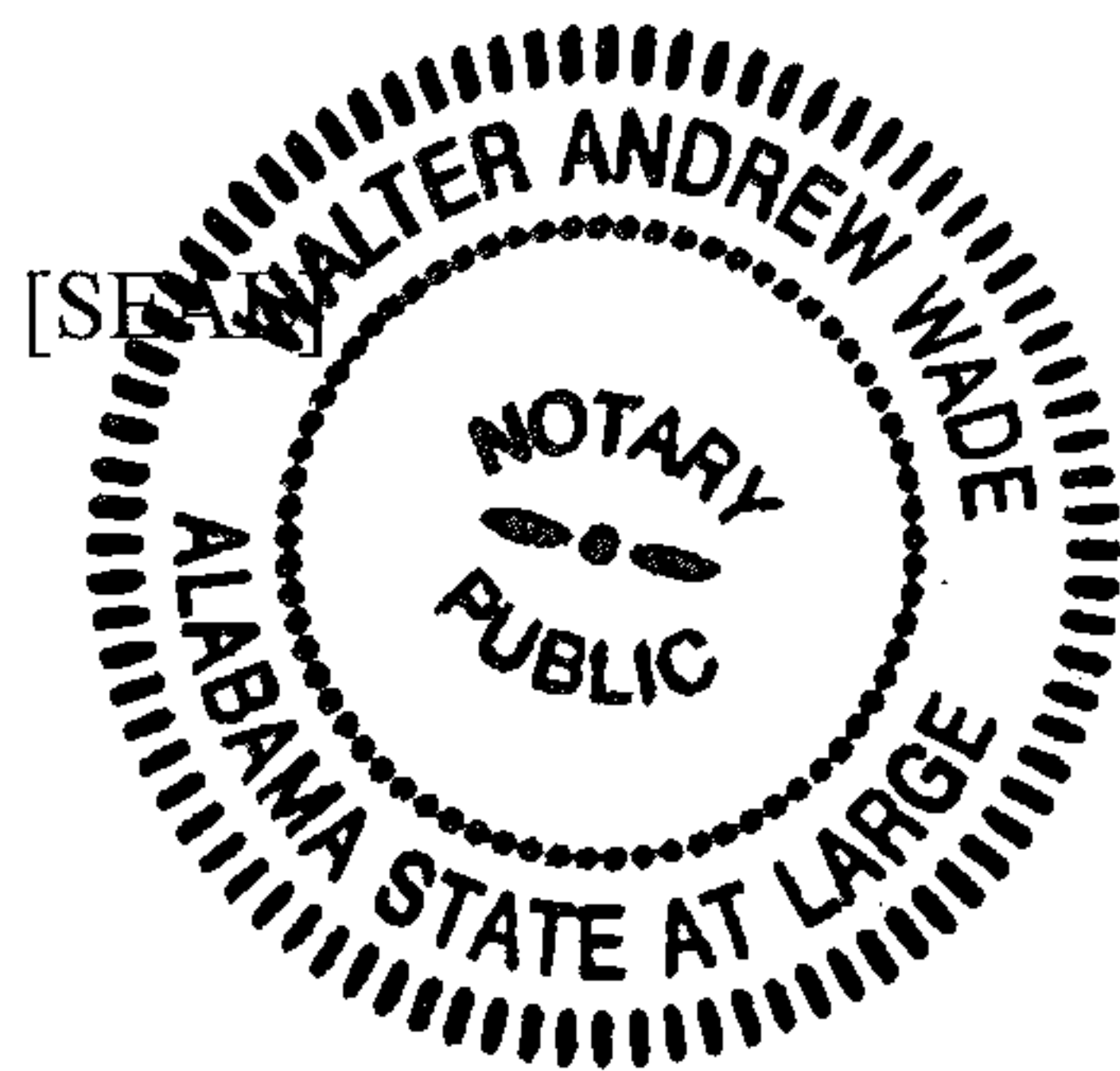
COUNTY OF SHELBY )

I, Walter A Wade, a Notary Public in and for said County in said State, hereby certify that Ashley N. Robinett, whose name as Vice President of Corporate Real Estate of Alabama Power Company, an Alabama 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 the instrument, she, as such and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7th day of January, 2020.



Notary Public  
My commission expires: 5-23-2020



KNOW ALL MEN BY THESE PRESENTS, That the undersigned, DR. J. A. HINES and WIFE, MYRA D. HINES, for and in consideration of one and no/100 dollars (\$1.00) to me in hand paid by the Southern Bell Telephone and Telegraph Company, a corporation, and the Alabama Power Company, a corporation, receipt whereof is acknowledged, do hereby grant to said Southern Bell Telephone and Telegraph Company and Alabama Power Company, their successors and assigns, the right to construct, operate, maintain, and/or remove its lines of communication and power, consisting of such poles, wires, cables, conduit, guys, anchors, and other fixtures and appurtenances as the grantees may from time to time require and the right to permit other corporations and persons to attach wires to said poles and/or carry cables in said conduit upon, over, and/or under the following described lands situated in Shelby County, Alabama:

Along streets within that subdivision known as Cedar Grove Estates, as recorded in Map Book 3 at Page 141 in the Office of the Judge of Probate, Shelby County, Alabama, said subdivision being located in the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 20, South, Range 3 West.

An easement ten feet wide extending the entire length of Lots 7 and 8 in Block 3, the centerline of said easement being the side lot line separating said Lots 7 and 8.

Together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said lines; also the right to install, maintain, and/or remove anchors and guy wires on lots within said subdivision within twenty feet of aforesaid poles where needed to support said communication and power lines; and the right to place and maintain service wires along the entire length of, and within five feet of, any side lot line within said subdivision; and the right to cut, trim, and keep clear all trees and undergrowth within ten feet of above described lines and service wires.

TO HAVE AND TO HOLD the same to the said Companies, their successors and assigns, forever.

IN WITNESS WHEREOF, the said Dr. J. A. Hines and Wife, Myra D. Hines, have executed this instrument on this the 4 day of Oct, 1955.

Dr. J. A. Hines  
Dr. J. A. Hines  
Myra D. Hines  
Wife

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Virginia Johnson, a Notary Public in and for said County in said State, hereby certify that Dr. J. A. Hines and Wife, Myra D. Hines, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4 day of Oct, 1955.



Virginia Johnson  
Notary Public

STATE OF ALABAMA, SHELBY COUNTY  
I, L.S. Walker, Judge of Probate, hereby certify that the within Doc was filed for record the 8 day of Oct, 1955 at 2 o'clock, P.M. and recorded in Book 175 Page 394, and the heretofore tax of 50 and the heretofore tax of 50

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alabama Power Company
Mailing Address Corporate Real Estate Office
PO Box 2641
Birmingham, AL 35291

Grantee's Name Counce Enterprises, LLC
Mailing Address c/o HCI Dunkin Alabaster LLC
3075 Healthy Way
Vestavia, Alabama 35243

Property Address a 10-foot easement across Lots
7 and 8, Block 3, Cedar Grove
Estates, being relinquished by
Alabama Power

Date of Sale January 2, 2020
Total Purchase Price \$ 1,000.00
or
Actual Value \$
Assessor's Market Value \$

20200220000068050 02/20/2020 11:03:42 AM QCDEED 4/4 or

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Estimated value of 10-foot easement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-17-20

Print Karen Knowlton

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2020 11:03:42 AM
\$32.00 CHERRY
20200220000068050

(verified by)

Allen S. Boyd