

EASEMENT – SECONDARY FACILITIES

20200903000392230

STATE OF ALABAMA

09/03/2020 10:03:55 AM

COUNTY OF SHELBY

ESMTAROW 1/2

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 KEYSTONE 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:

The right from time to time to construct, install, operate and maintain, upon, over, under and across a route to be selected by the Company, as determined by the actual location(s) in which the Company's facilities are to be installed, all poles, wires, conduits, anchors, guy wires, and other appliances and facilities useful or necessary in connection therewith (collectively "Facilities"), for the distribution of communications and secondary voltages. The width of the Company's right of way will extend five (5) feet on all sides of said Facilities as and where installed, whether the Facilities are located underground or overhead.

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 #20001103000381781 in the Office of the Judge of Probate of the above named County.

The Company is further granted all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said Facilities, the right to install, maintain, and use anchors and guy wires on land adjacent to said right of way, 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; and 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 Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead facilities.

If, in connection with the construction or improvement of any public road or highway, it becomes necessary or desirable for the Company to move any of the Facilities, Grantor 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 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 Grantors have caused this instrument to be executed by John C. Kimbrell, its authorized representative, as of the 29th of June, 2020.

ATTEST (if required) or WITNESS:

Sandra C. Kimbrell
Signature

Title
Name

Member

GRANTOR:

John C. Kimbrell
Signature

Print Name

John C. Kimbrell

_____**For Alabama Power Company Corporate Real Estate Department Use Only**_____

W.E. # A6170-00-DA20

Transformer # _____

All facilities on Grantor: _____

¼, ½ STR & LOC to LOC: 21S-03W-15 NW/NE

CORPORATION NOTARY

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name as _____ of _____, 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, as such officer and with full authority executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the _____ day of _____, 20____.

[SEAL]

Notary Public

My commission expires: _____

CORPORATION/PARTNERSHIP/LLC NOTARY

STATE OF Alabama

COUNTY OF Jefferson

I, Zeeshan Ali, a Notary Public in and for said County in said State, hereby certify that John C. Kimbrell, whose name as member of Keystone LLC, a Limited Liability Corporation, acting in its capacity as member of Keystone LLC, a Limited Liability 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, he/she, as such member and with full authority, executed the same voluntarily, for and as the act of said member acting in such capacity as aforesaid.

Given under my hand and official seal this the 29th day of June, 2020.



Zeeshan Ali
Notary Public

My commission expires: 01/25/2022

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2020 10:03:55 AM
\$26.00 CHARITY
20200903000392230

Allen S. Bayl