

EASEMENT - UNDERGROUND

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Dean Fritz

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

20210218000081480
02/18/2021 11:13:03 AM
ESMTAROW 1/4

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Inverness Center Drive, LLC, an Alabama limited liability company**, (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 Grantor in hand by Alabama Power Company, a 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 a privileges described below.

The right from time to time to construct, install, operate and maintain upon, under and across the Property described below, all wires, cables, trans closures, transformers, conduits, fiber optics, communication lines and other facilities useful or necessary in connection therewith (collectively, the "Facilities"), for the underground transmission and distribution of electric power and communications, along a route selected by the Company which is shown on the Company's drawing attached hereto and made a part hereof and such drawing showing the general location of underground facilities in an area ten feet (10') in width. Grantor hereby grants to the Company all easements, rights and privileges necessary or convenient of the full enjoyment and use thereof, including without the right of ingress and egress to and from the Facilities 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 obstructions or obstacles of whatever character, on, under and above said Facilities.

It is agreed that in the event it becomes necessary for Company to excavate for installation, replacement, repair or removal of said underground lines in the future, the Company will restore the affected surface to a like condition immediately prior to such excavation. The Company further agrees to perform such excavation and restoration diligently so as to minimize interference with the works of the Grantor.

Upon removal of the electric distribution facilities built under authority of the easement hereby granted and abandonment of such easement, all rights granted hereby shall cease and revert to the Grantor, it being understood that two (2) years of continuous non-use of said easement after such removal shall constitute abandonment.

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 #20200401000128420, in the Office of the Judge of Probate of the above named County. For final location of said underground service, see EXHIBIT "A" attached hereto and made a part hereof, and said easements, rights and privileges are limited to the easement area shown on EXHIBIT "A", are non-exclusive, and all existing improvements therein are permitted and shall not be removed by the Company.

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 said Company, its successors and assigns forever.

APC Document #72256497-001

IN WITNESS WHEREOF, the said Grantor has caused this instrument to executed by Charles M. Miller, Jr., its authorized representative, as of the 4th day of February, 2021.

ATTEST (if required) or WITNESS:

Inverness Center Drive, LLC, an Alabama limited liability company**GRANTOR**By: Charles M. Miller, Jr. (SEAL)Its: President
(Indicate President, Partner, Member, etc.)By: J. Thornburg
Its: Jonathan "JT" Thornburg

-----For Alabama Power Company Corporate Real Estate Dept Use only-----

WE #A6173-06-AW20

Transformer #T01VXL

All Facilities on Grantor: Yes $\frac{1}{4}$, $\frac{1}{4}$ STR & LOC to LOC: NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West

APC Document #72256497-001

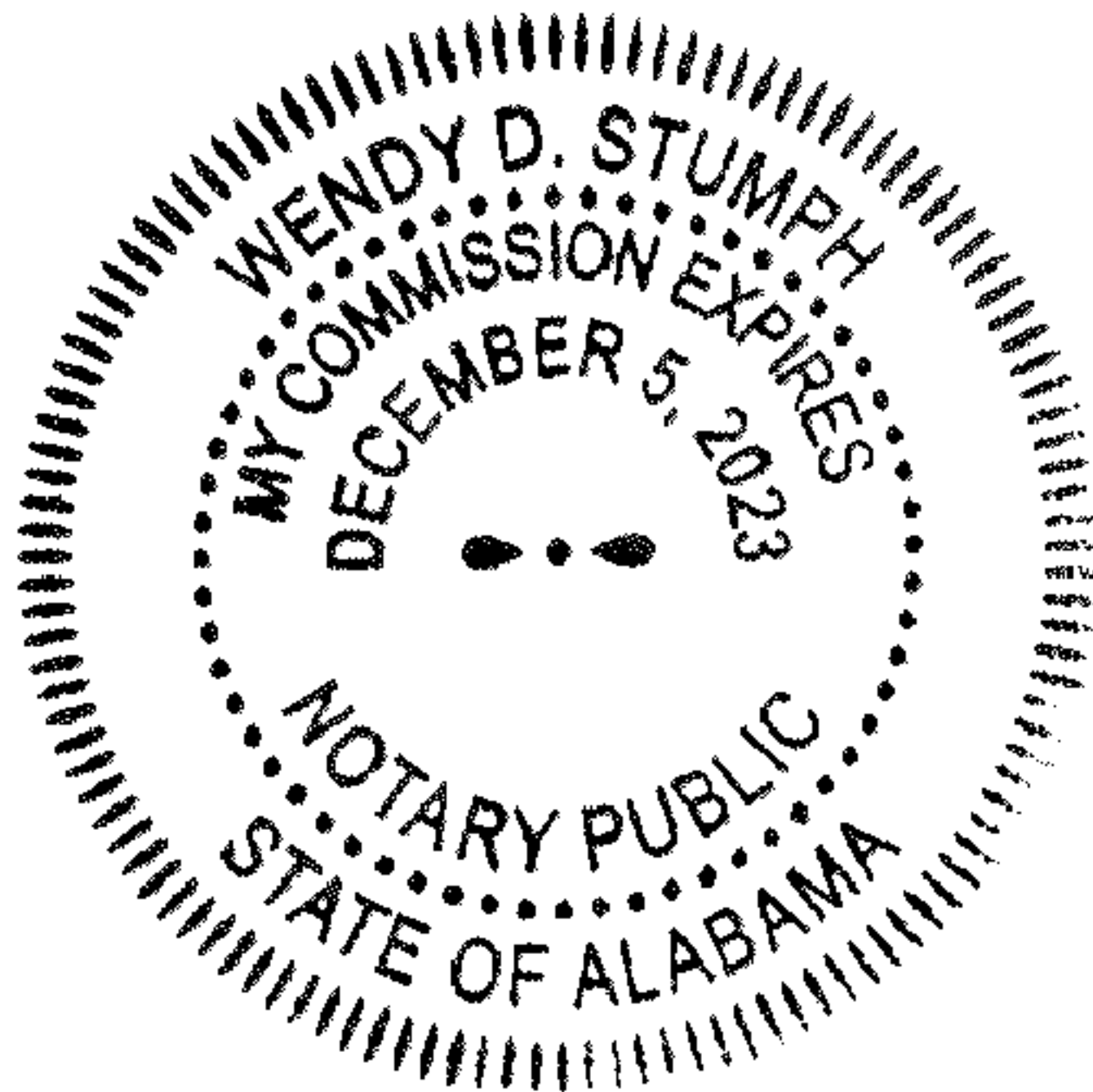
CORPORATION/LLC NOTARY

STATE OF AlabamaCOUNTY OF Shelby

I, Wendy D. Stumph, a Notary Public, in and for said County in said State, hereby certify that
Charles M. Miller, Jr., whose name as President
 of Inverness Center Drive, 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 LLC.

Given under my hand and official seal, this the 4th day of February, 2021

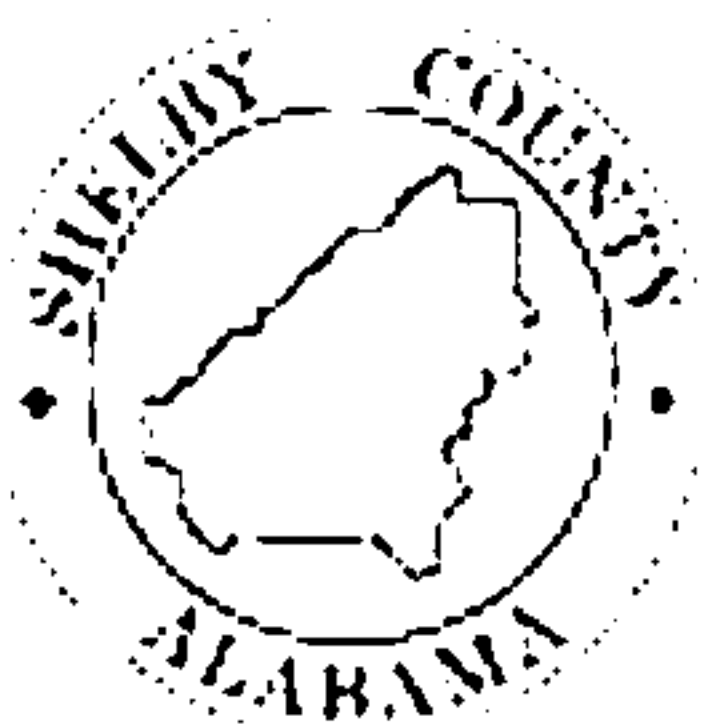
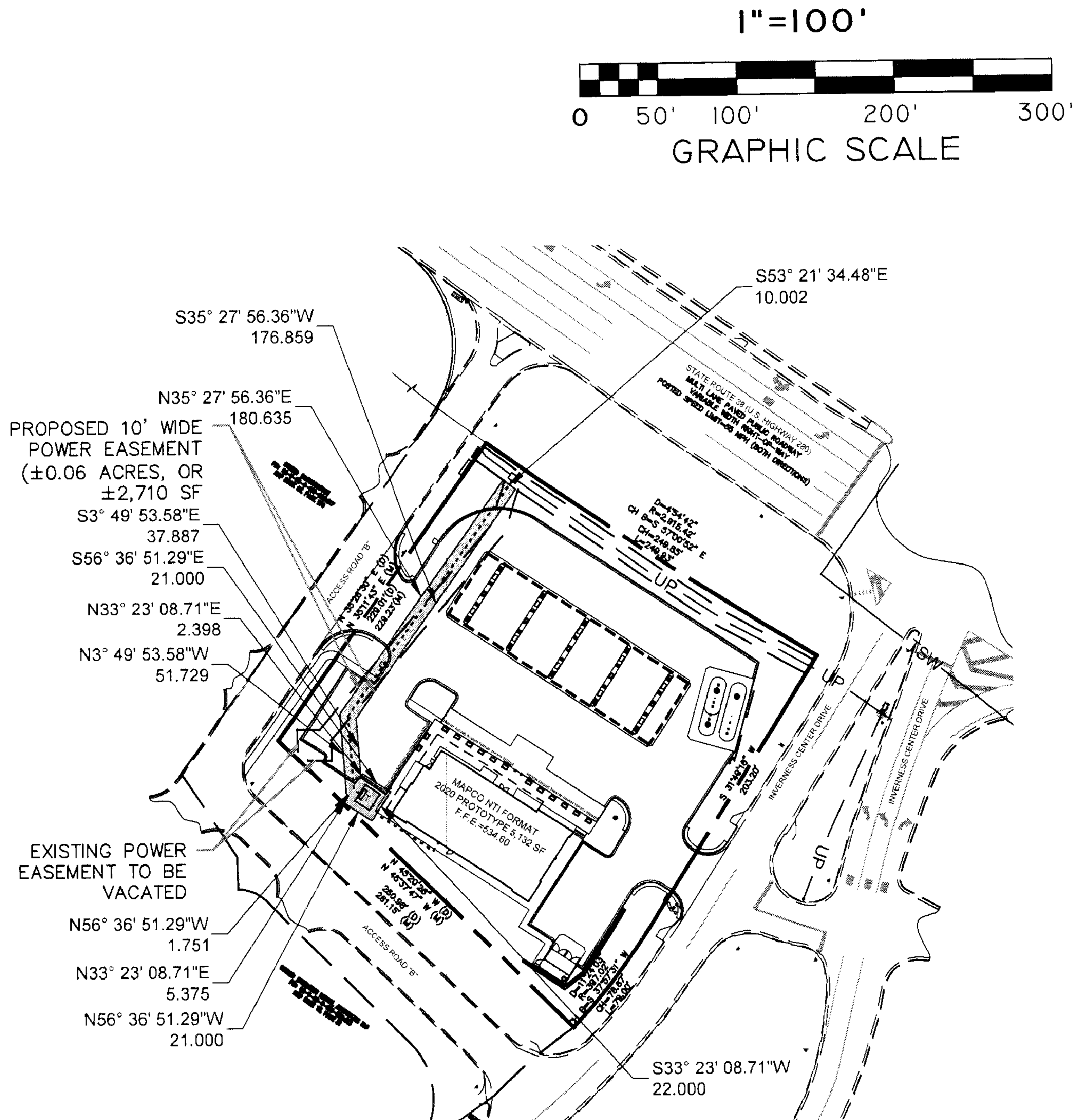
[SEAL]



Wendy D. Stumph
 Notary Public

My commission expires: 12-5-23

Exhibit A



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/18/2021 11:13:03 AM
 \$32.00 CATHY
 20210218000081480

KEY:



POWER EASEMENT

Allen S. Bayl

EXHIBIT

A

SCALE: 1"=100'

DATE: 2021-01-21

JOB NO: 19-0608

MAPCO #7549
 POWER EASEMENT
 200 INVERNESS CENTER DRIVE
 HOOVER, AL 35242

801 CRESCENT CENTRE DRIVE
 SUITE 300
 FRANKLIN, TN 37067