

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF **SHELBY**

This instrument prepared by: S HOPKINS

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

20210331000159200

03/31/2021 11:38:01 AM

ESMTAROW 1/2

KNOW ALL MEN BY THESE PRESENTS That the undersigned PINE MOUNTAIN PRESERVE LLLP (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, translosures, 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 a 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 to install, maintain, and use anchors and guy wires on land adjacent to said right of way, the right in the future to install intermediate poles and facilities on 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 as INSTRUMENT #20041230000708730, in the Office of the Judge of Probate of the above-named County.

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 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 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 Douglas D. Eddleman authorized representative, as of the 19 of JANUARY, 2021

ATTEST (if required) or WITNESS:

Signature

Title

GRANTOR:

Signature

FORMERLY KNOWN AS CHELSEA PERSERVE LP

Title

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

W.E. # A1700-00-FM20 Transformer # XA6141, T01WNY All facilities on Grantor: _____

¼, ¼ STR & LOC to LOC: 19S-01E-20 SE/SW

APC Document #

72359103-001**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

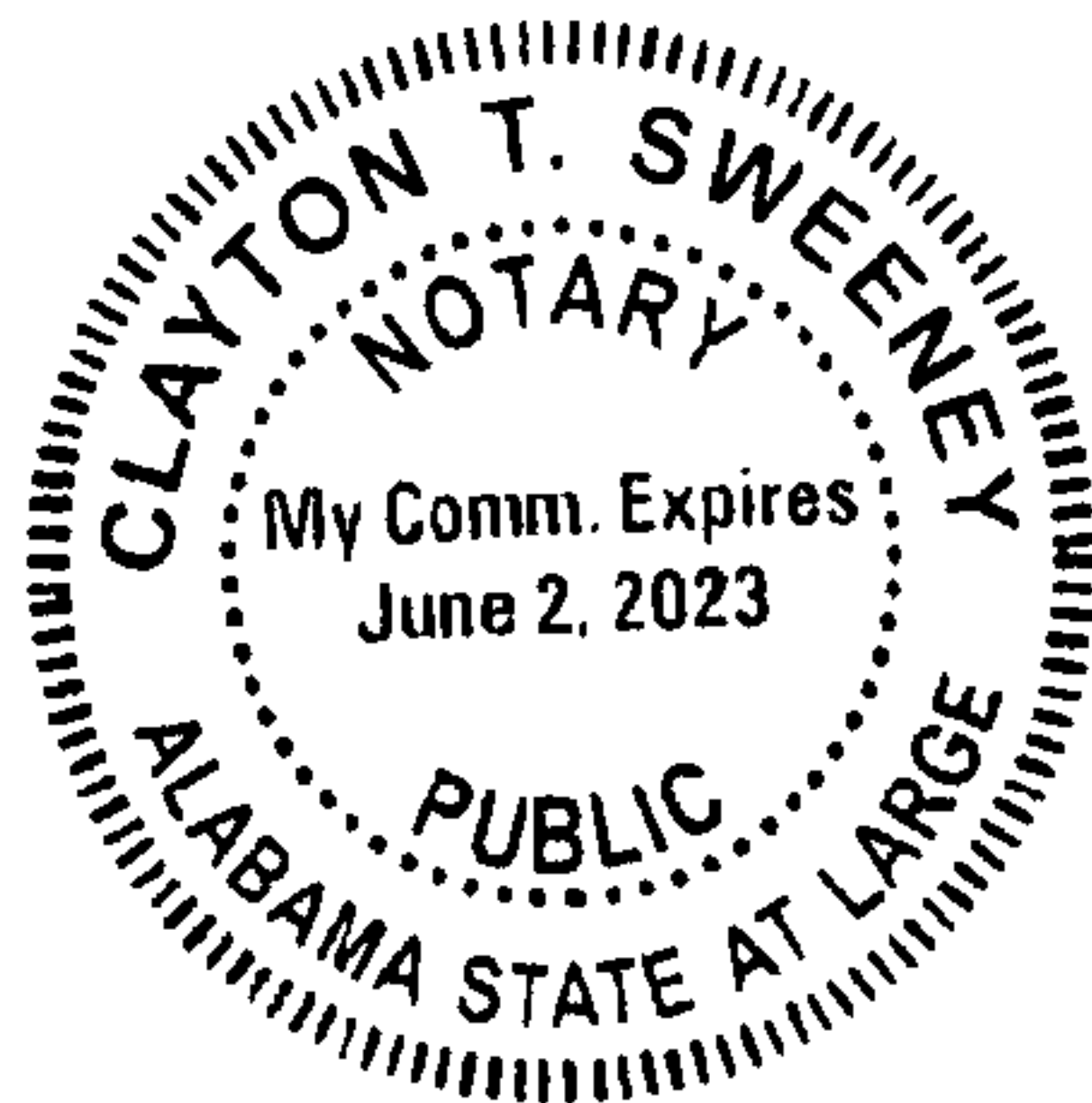
My commission expires: _____

CORPORATION/PARTNERSHIP/LLC NOTARYSTATE OF ALABAMACOUNTY OF JEFFERSON

I, Clayton T. Sweeney, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Managing Member of Eddleman Properties, LLC, a Alabama limited liability company, acting in its capacity as General Partner of Pine Mountain Preserve, LLLP, an Alabama limited liability limited partnership 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 Managing Member and with full authority, executed the same voluntarily, for and as the act of said limited liability company acting in such capacity as aforesaid. for said limited liability limited partnership.

Given under my hand and official seal this the 19th day of January, 2021.

[SEAL]



Notary Public

My commission expires: 06/02/2023

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2021 11:38:01 AM
\$26.00 CHERRY
20210331000159200

Allen S. Byrd