

20220202000046340  
02/02/2022 09:09:07 AM  
ESMTAROW 1/7

**GRANT OF EASEMENT**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
Charter Communications  
Attn: Spectrum Community Solutions Ops  
Address: 7820 Crescent Executive Dr., 2<sup>nd</sup> Floor  
Charlotte, NC 28217

Above for recorders use only

THIS GRANT OF EASEMENT is made effective as of January 13, 2022, by and between Canopy Park Apartments & Shops, LLC ("Owner") and Spectrum Southeast, LLC ("Operator"). The parties agree as follows:

1. **PREMISES.** Owner's property, including the improvements thereon (the "Premises"), is located at the street address of 601 Amphitheater Rd., Pelham, AL 35124 with a legal description as set forth on Attachment I to this Exhibit.
2. **GRANT OF EASEMENT.** For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner grants and conveys to Operator an irrevocable nonexclusive easement across, under, over, within and through the Premises (and the improvements now or hereafter located thereon), as necessary or desirable, for the routing, installation, maintenance, improvement, service, operation and removal of wiring and equipment used in the provision of multi-channel video television programming and other communication services that Operator may lawfully provide to the Premises, and of the marking and provision of such services. Operator agrees that for any underground cabling or fiber installed will be within ten (10) feet either side of the conduit. Such easement shall be for the additional use and benefit of Operator's designees, agents, successors and assigns.
3. **RESTORATION OF PROPERTY.** In the event the Operator makes any excavation on said Premises of Owner, or Operator removes any equipment at the termination of this Agreement, Operator shall repair the same in such manner and will cause the least injury to the surface of the ground around such excavation and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.
4. **BINDING EFFECT.** The benefits and burdens of this GRANT OF EASEMENT shall run with the land and shall bind and inure to the benefit of the parties and their respective successors and assigns.
5. **SUPPLEMENT.** This Grant of Easement shall serve to supplement the terms and conditions of that certain Nonexclusive Installation and Service Agreement between the parties with an Effective Date of January 13, 2022 ("Agreement"). This Grant of Easement shall be coterminous with the term of the Agreement and any subsequent renewals.

20220202000046340 02/02/2022 09:09:07 AM ESMTAROW 2/7

**OPERATOR**

Spectrum Southeast, LLC

By: Charter Communications, Inc., its Manager

By:   
DocuSigned by: 62F61D6F000B400...

Printed Name: R. Lynn Dodson

Title: VP, Spectrum Community Solutions

Date: 1/28/2022

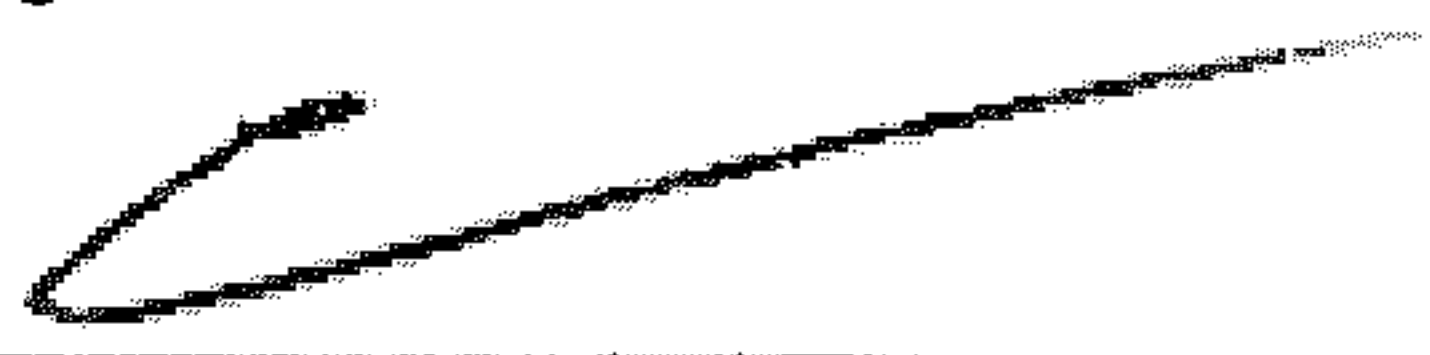
**PROPERTY**

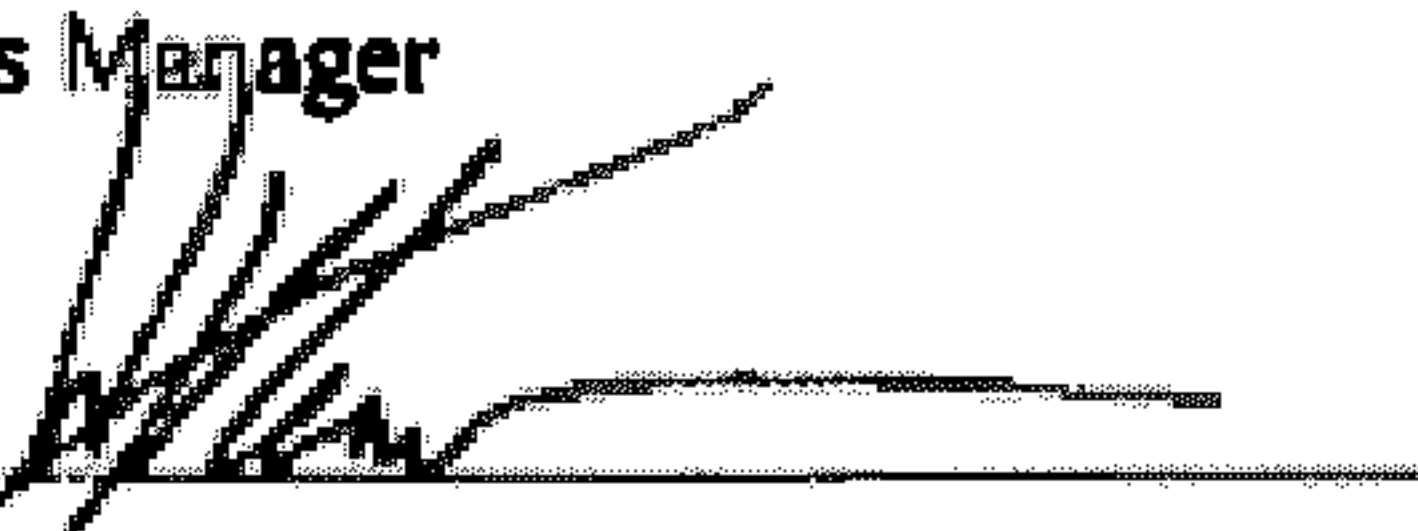
**CANOPY PARK APARTMENTS & SHOPS, LLC,**  
a Delaware limited liability company

By: Canopy Park Holdings, LLC,  
a Delaware limited liability company,  
its sole member

By: Canopy Park Investors, LLC,  
a Delaware limited liability company,  
its Manager

By: HWF Canopy Development, LLC,  
an Alabama limited liability company,  
its Manager

By:   
Charles V. Welden, III,  
its Manager

By:   
W. Jordy Henson,  
its manager

PROPERTY RECORD CARD - 2022

		LEGAL DESCRIPTION	
PARCEL NUMBER:	14 3 06 1 001 003 006		
MAP NUMBER:	14 3 06 1 001	CODE1:	
SUB DIVISON1:	THE CANOPY		MAP BOOK/PAGE: 55 005
SUB DIVISON2:			MAP BOOK/PAGE:
PRI. LOT/BLOCK:	LOT C IN	REMARKS:	
SEC. LOT/BLOCK:		REMARKS:	
ADDNL LOT/BLOCK:			
SECTION1:	6	TOWNSHIP1:	20S
SECTION2:		TOWNSHIP2:	
SECTION3:		TOWNSHIP3:	
SECTION4:		TOWNSHIP4:	
LOT DIM1:		LOT DIM2:	
ACRES:	15.380	SQ FT:	669,952.800
PRI. MUN/ACRE:	08-PF 15.380	SEC. MUN/ACRE:	0.000
CONDO NAME:		CONDO BOOK/PAGE:	
PARENT PARCEL: (M)	14 3 06 1 001 002 001	COMMON AREA:	
METES AND BOUNDS:			
ADVANCED (0)			
GENERAL REMARKS:			
EFF. DATE		INST. NBR:	

Detail Parcels

20220202000046340 02/02/2022 09:09:07 AM ESMTAROW 4/7

**PROPERTY RECORD CARD - 2022****LEGAL DESCRIPTION**

<b>PARCEL NUMBER:</b>	14 3 06 2 001 001.008				
<b>MAP NUMBER:</b>	14 3 06 2 000	<b>CODE1:</b>	00		
<b>SUB DIVISON1:</b>	THE CANOPY		<b>CODE2:</b>	00	
<b>SUB DIVISON2:</b>			<b>MAP BOOK/PAGE:</b>	55 005	
<b>PRI. LOT/BLOCK:</b>	LOT C IN 1	000	<b>REMARKS:</b>		
<b>SEC. LOT/BLOCK:</b>		000	<b>REMARKS:</b>		
<b>ADDNL LOT/BLOCK:</b>					
<b>SECTION1:</b>	6	<b>TOWNSHIP1:</b>	20S	<b>RANGE1:</b>	02W
<b>SECTION2:</b>	0	<b>TOWNSHIP2:</b>	00	<b>RANGE2:</b>	00
<b>SECTION3:</b>	0	<b>TOWNSHIP3:</b>	00	<b>RANGE3:</b>	00
<b>SECTION4:</b>	0	<b>TOWNSHIP4:</b>		<b>RANGE4:</b>	
<b>LOT DIM1:</b>	0.00	<b>LOT DIM2:</b>	0.00		
<b>ACRES:</b>	8.700	<b>SQ FT:</b>	378,972.000		
<b>PRI. MUN/ACRE:</b>	08-PE	<b>SEC. MUN/ACRE:</b>	0.000		
<b>CONDO NAME:</b>		<b>CONDO BOOK/PAGE:</b>		<b>CONDO UNITS:</b>	
<b>PARENT PARCEL:</b>		<b>COMMON AREA:</b>	<input type="checkbox"/>	<b>COMMON AREA INT:</b>	<input type="checkbox"/>
<b>METES AND BOUNDS:</b>	<div>ADVANCED (0)</div>				
<b>GENERAL REMARKS:</b>					
<b>EFF. DATE</b>		<b>INST. NBR:</b>			

[Detail Parcels](#)

**Eff Date**  
9/24/2021  
8/12/2021

**Tax Year**  
2022  
2022

**Instrument Number**  
20210924000466470  
20210819000404110

20220202000046340 02/02/2022 09:09:07 AM ESMTAROW 5/7

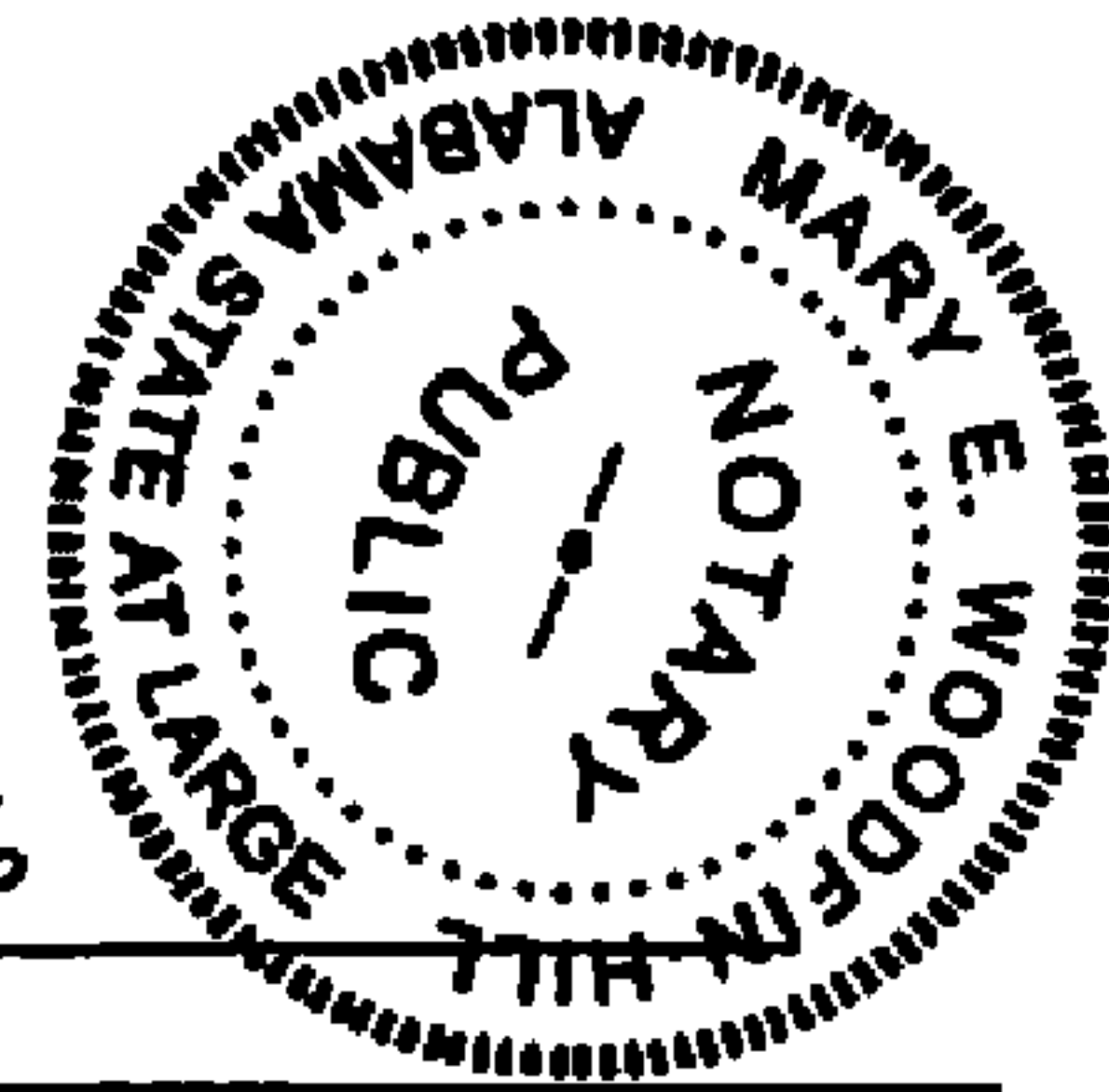
STATE OF Alabama )  
COUNTY OF Jefferson )

On January 26, 2022 before me, Charles V. Walden III, personally appeared personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Expiration Date 1-12-2026



STATE OF )  
COUNTY OF )

On January 26, 2022 before me, W. Jody Henson, personally appeared personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Expiration Date

My Commission Expires:  
May 23, 2022



20220202000046340 02/02/2022 09:09:07 AM ESMTAROW 6/7

STATE OF

NC

COUNTY OF

Gaston

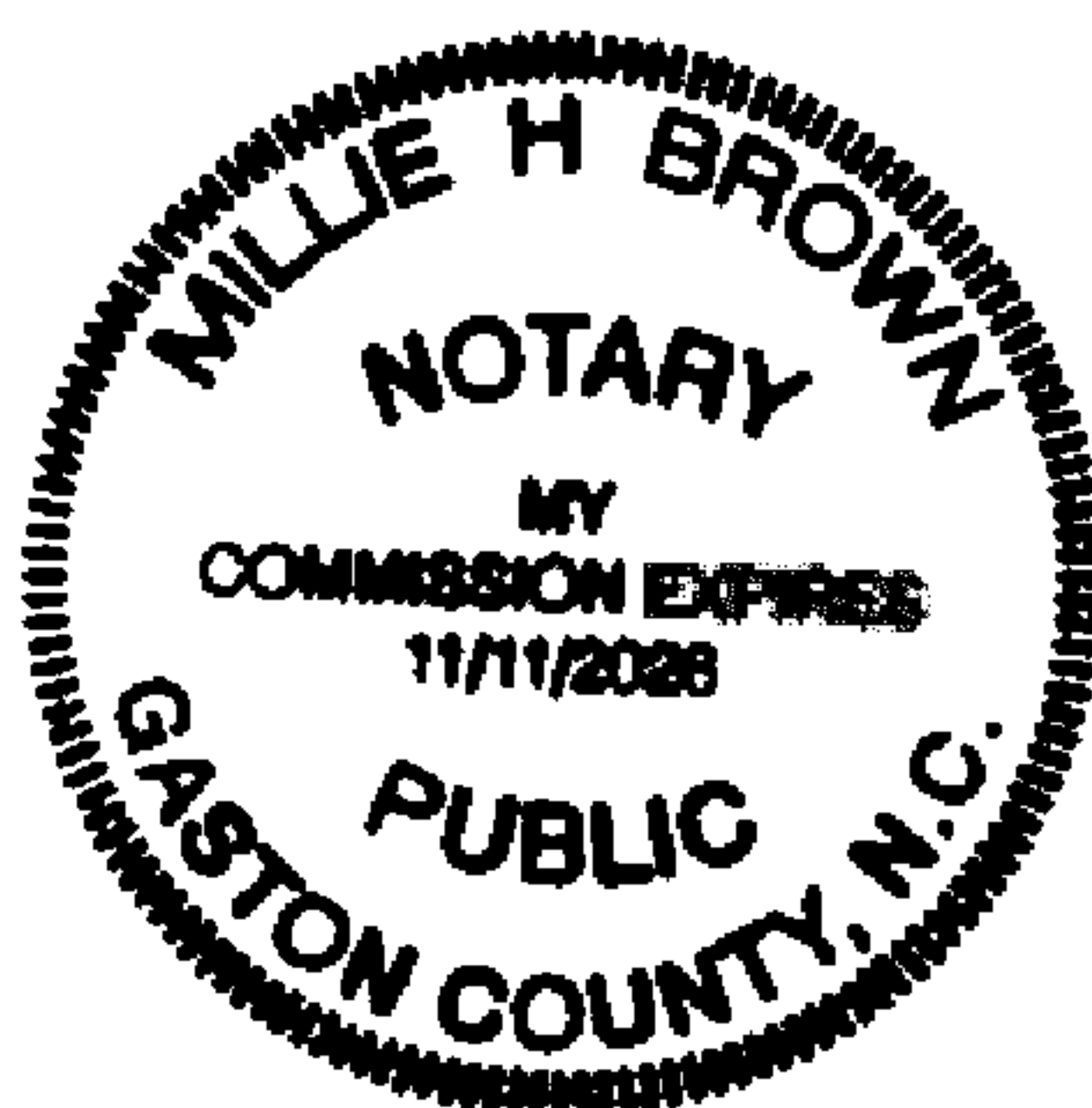
On 1-28-22 before me, R. Lynn Dodson, personally appeared  
personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose  
name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed  
the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS my hand and official seal.

Signature

Millie H. Brown

Expiration Date

11-11-2026

**EASEMENT AND  
MEMORANDUM OF AGREEMENT**

DOCUMENT PREPARED BY:

**Charter Communications  
7820 Crescent Executive Dr  
Floor 2  
Charlotte NC 28217**

  
**Gena Bruno**

AFTER RECORDING, RETURN TO:

**Charter Communications  
Attn: Spectrum Community Solutions  
C/o Gena Bruno  
7820 Crescent Executive Dr  
Floor 2  
Charlotte NC 28217**

**Excise Tax = \$0.00**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2022 09:09:07 AM  
\$41.00 JOANN  
20220202000046340**

*Allen S. Bayl*