

\$500.00

**This instrument was prepared by:**

Kristen Spence, Esq.  
Alabama Power Company  
Corporate Real Estate  
Land Acquisition - Legal  
600 North 18<sup>th</sup> Street  
Birmingham, AL 35203

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

**AGREEMENT FOR EASEMENT  
FOR  
OVERHEAD ELECTRIC POWER DISTRIBUTION LINE**

**[APCO W.E. No. A6173-06-AN22 / APCO Parcel No. 72269808-001]**

**THIS AGREEMENT**, entered into this 9<sup>th</sup> day of June, 2022, between **UNITED STATES STEEL CORPORATION**, a Delaware corporation ("USS"), and **ALABAMA POWER COMPANY**, an Alabama corporation ("Power Company").

**W I T N E S S E T H:**

(1) USS, for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) paid to it by Power Company, the receipt of which is hereby acknowledged, hereby grants and conveys to Power Company, to the extent of the ownership of USS, an easement on, over, under, and across certain lands of USS described herein located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama (the "Premises") for a right-of-way thirty (30) feet in width, said easement depicted on **EXHIBIT A**, attached hereto and made a part hereof, for one or more overhead electric power distribution lines, together with poles, guy wires, and appliances necessary therefor (hereinafter collectively referred to as the "electrical equipment"). This is an electrical distribution job and this easement is necessary for Power Company to install electrical facilities to serve a convenience store that is being constructed on property adjacent to USS.

(2) USS conveys unto Power Company such rights of ingress and egress over other adjacent lands of USS as may be necessary for the construction, operation and maintenance of said electrical equipment upon said land.

(3) The rights herein granted shall not in any way be construed to be superior to and are subject to any existing recorded agreements for the use of the surface and/or subsurface of the Premises, any existing recorded timber purchase and cutting agreements between USS and third parties, and any existing recorded leases, agreements, and easements on, over, and across the Premises for roads, railroads, electric power transmission lines, telephone lines, telegraph lines, or pipelines, or any of the same that might be revealed by an accurate survey and inspection of the Premises.

(4) The rights herein granted shall revert to USS, its successors and assigns, in the event of abandonment of the use of the electrical equipment during a continuous period of twelve (12) months' time.

(5) The terms and conditions shown in **EXHIBIT B** attached hereto and made a part hereof shall constitute a part of this Agreement except that the relocation rights reserved in Paragraph (f) thereof shall be restricted to: (a) USS or any of its present or future subsidiary or associate companies, and the corporate successors of such party or parties; and (b) the assigns of such party or parties for so long as such party or parties, or any of them, retain a beneficial interest in the minerals in or surface of the Premises or any portion thereof.

(6) Except as hereinabove restricted, this Agreement shall inure to and be binding upon the respective successors and assigns of the parties hereto as well as the parties themselves; and USS shall apply to and include its present or future subsidiary and associate companies so far as the reservation of future rights to it hereunder is concerned.

*(Remainder of page intentionally left blank. See following page for signatures.)*

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in duplicate in their name and behalf and attested by their duly authorized officers the day and year first above written.

ATTEST:

UNITED STATES STEEL CORPORATION

By: \_\_\_\_\_

By: [Signature]  
Jammie P Cowden

Title: \_\_\_\_\_

Title: Director – USS Real Estate, a division  
of United States Steel Corporation

ATTEST:

ALABAMA POWER COMPANY

By: \_\_\_\_\_

By: [Signature]  
Andy Wade

Title: \_\_\_\_\_

Its: Land Supervisor — Land Acquisition Legal

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Jammie P Cowden**, whose name as **Director – USS Real Estate**, a division of **United States Steel Corporation**, a Delaware 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, he, in such capacity 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 23 day of May, 2022.

[Signature]  
Notary Public  
My commission expires: 7/30/2023



STATE OF ALABAMA )

COUNTY OF JEFFERSON )

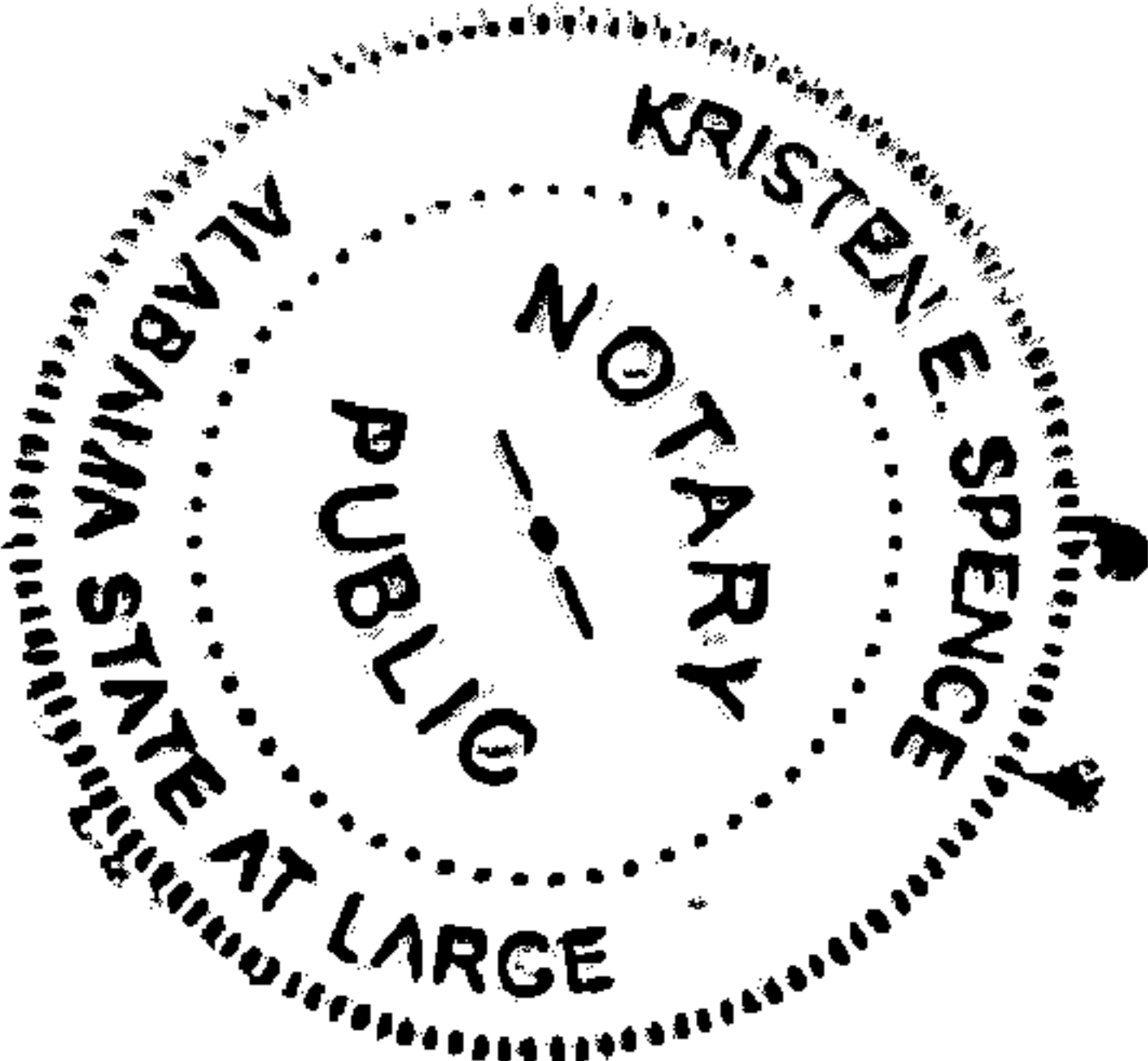
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Andy Wade**, whose name as **Land Supervisor of Alabama Power Company**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

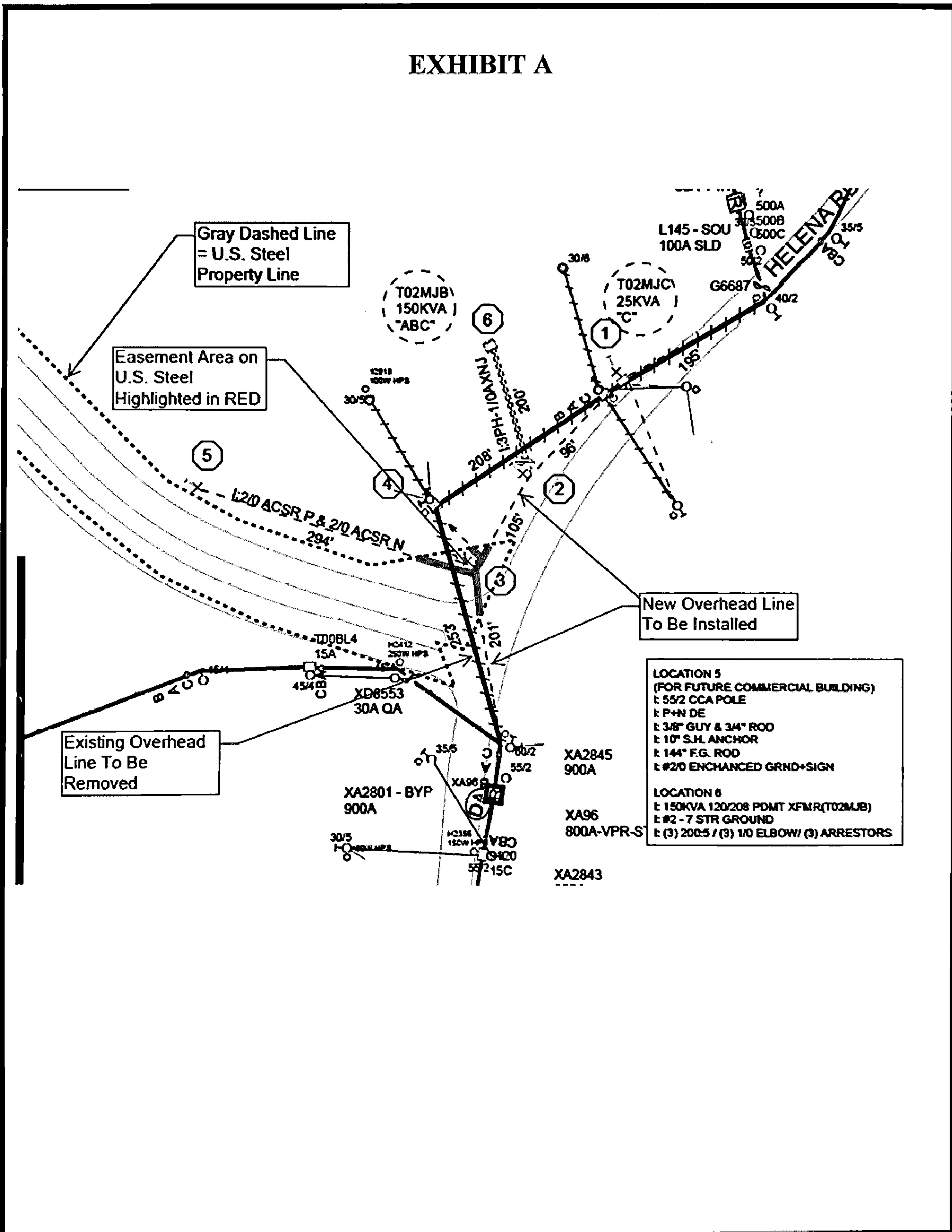
Given under my hand and official seal, this the 9<sup>th</sup> day of June, 2022.

Kristen E. Spence  
Notary Public

[SEAL]

My commission expires: 9.30.2025



[illegible]

# EXHIBIT A

**EXHIBIT A**

Gray Dashed Line  
= U.S. Steel  
Property Line

Easement Area on  
U.S. Steel  
Highlighted in RED

New Overhead Line  
To Be Installed

Existing Overhead  
Line To Be  
Removed

**LOCATION 5**  
 (FOR FUTURE COMMERCIAL BUILDING)  
 ± 55/2 CCA POLE  
 ± P+N DE  
 ± 3/8" GUY & 3/4" ROD  
 ± 10" S.H. ANCHOR  
 ± 144" F.G. ROD  
 ± #2/0 ENCHANCED GRND+SIGN

**LOCATION 6**  
 ± 150KVA 120/208 PDMT XFMR(T02MJB)  
 ± #2 - 7 STR GROUND  
 ± (3) 200/5 / (3) 1/0 ELBOW/ (3) ARRESTORS

T02MJB  
150KVA  
"ABC"

T02MJC  
25KVA  
"C"

XD8553  
30A QA

XA2801 - BYP  
900A

XA2845  
900A

XA96  
800A-VPR-S

XA2843

L145 - SOU  
100A SLD

500A  
375500B  
G500C

G6687

HELENA PK

120' AC SR P & 20' AC SR N  
294'

208' 1-3PH-110KVNJ

DD BL4  
15A

45/4B

HC412  
250W MPB

XA98

HC386  
150W MPB

V80  
9420  
55/2-15C

30/8

30/50

4

6

2

3

5

55/2

60/2

35/5

30/5

205'

201'

200'

96'

195'

40/2

35/7.5

[illegible][illegible]

# EXHIBIT A

The diagram illustrates a proposed power line project area adjacent to Helena Park. Key features include:

- Gray Dashed Line = U.S. Steel Property Line**
- Easement Area on U.S. Steel Highlighted in RED**
- New Overhead Line To Be Installed**
- Existing Overhead Line To Be Removed**
- Transformers and Equipment:**
  - T02MJB 150KVA "ABC"
  - T02MJC 25KVA "C"
  - L145 - SOU 100A SLD
  - G6687
  - XD8553 30A QA
  - XA2801 - BYP 900A
  - XA2845 900A
  - XA96 800A-VPR-S
  - XA2843
- Locations and Specifications:**
  - LOCATION 5 (FOR FUTURE COMMERCIAL BUILDING)**
    - ± 55/2 CCA POLE
    - ± P+N DE
    - ± 3/8" GUY & 3/4" ROD
    - ± 10" S.H. ANCHOR
    - ± 144" F.G. ROD
    - ± #2/0 ENCHANCED GRND+SIGN
  - LOCATION 6**
    - ± 150KVA 120/208 PDMT XFMR(T02MJB)
    - ± #2 - 7 STR GROUND
    - ± (3) 200/5 / (3) 1/0 ELBOW/ (3) ARRESTORS
- Other Labels:** HELENA PARK, 500A, 30/5, 30/8, 35/5, 40/2, 195, 208' 1-3PH-110AXNJ, 200', 105', 201', 35/5, 55/2, 55/2-15C, 30/5, 1-3PH-110AXNJ, 200', 105', 201', 35/5, 55/2, 55/2-15C, 30/5, 1-3PH-110AXNJ, 200', 105', 201', 35/5, 55/2, 55/2-15C.

[illegible][illegible][illegible][illegible]

**EXHIBIT B**

(a) USS shall not be held liable (except as provided in Paragraph (d) hereof) for any claims for damage which may accrue on account of the construction, operation, or maintenance of said electrical equipment connected therewith on the land of USS, and USS shall not be liable on account of damage to said electrical equipment accruing from past or future mining or removal of coal, iron ore, or other minerals contained in the aforesaid land, or from failure to leave adequate support for the surface of said land; and Power Company shall indemnify, protect, and save harmless USS from all loss, damage, cost, or expense which USS may sustain on account of the improper construction, operation, or maintenance of said electrical equipment upon said land and on account of claims for damage by others by reason of the construction, operation, or maintenance upon said land by Power Company of said electrical equipment.

(b) Power Company shall construct, operate, and maintain said electrical equipment upon said land over which the aforesaid rights are herein conveyed in accordance with the following specifications: (i) The minimum overhead clearance of all wires or cables shall be thirty (30) feet over the tops of rails in railroad tracks of any character now existing or hereafter constructed; twenty-five (25) feet over the tops of existing roads and ten (10) feet over existing buildings and other existing structures and also over signal, power, light, telephone, or other wires upon said land; the minimum side clearance between supports and nearest rails in main tracks upon said land shall be not less than twelve (12) feet, and between supports and nearest rails in side tracks shall be not less than twelve (12) feet; (ii) Crossing spans over roads, tracks, buildings or other structures and electric lines of any character shall be free from splices and shall be constructed and thereafter maintained in accordance with specifications of the National Electrical Safety Code, contained in the Hand Book Series of the United States Bureau of Standards and amendments thereto and revisions thereof in effect on the date of this instrument.

(c) Power Company shall have the right to trim and/or cut such trees located on land of USS as may interfere with the installation or endanger the safety or proper maintenance and operation of said electrical equipment. However, Power Company shall promptly pay USS, its successors and assigns, for the appraised value of all pre-merchantable and merchantable timber cut, trimmed, or damaged by Power Company in the exercise of its rights granted hereunder, which appraisal may be governed by one or more timber purchase and cutting agreements entered into between USS and a third party. No trees, limbs, or timber lying outside **fifteen (15)** feet from the centerline of said electrical equipment may be cut or trimmed without USS's consent, unless such tree, limb, or timber poses a material risk to persons or property. Any contacts regarding timber shall be directed to USS's Project Manager Erin Sapp, at (205) 588-2326.

(d) USS shall have the right at any and all times to use in its mining, quarrying, or manufacturing operations, the land over which said electrical equipment is located, and USS shall also have the right to install, maintain, and use tracks, roads, pipe lines, haulage systems, and wires or cables of any description across said electrical equipment; and USS shall have the right to grant to others the right to install, maintain, and use tracks, roads, pipe lines, haulage systems, and wire or cables of any description across said electrical equipment; upon condition, however, (i) that the exercise of any of said rights by USS or others shall cause no unreasonable interference with said electrical equipment and operations of Power Company, and the rights granted to others shall not be superior to the rights granted to Power Company; (ii) that the character of installation of the above mentioned crossings shall be reasonably satisfactory to the Power Company; and (iii) that Power Company shall be relieved of and held harmless from any damage arising by reason of said crossing made by other parties.

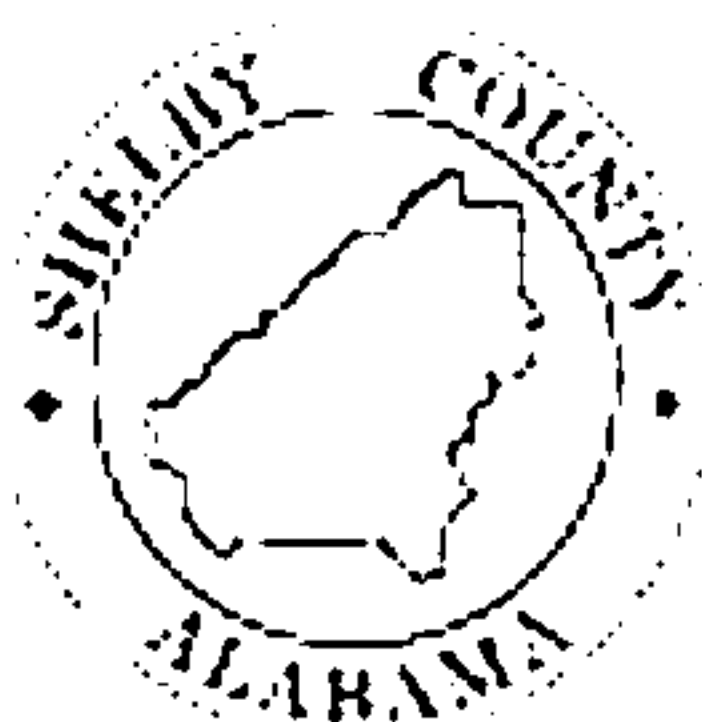
(e) Power Company shall at its expense, upon the completion of the installation of said electrical equipment and thereafter in the maintenance and operation thereof, cause the destruction or

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removal from the land of USS of all debris, including timber refuse, resulting from such installation, operation, and maintenance.

(f) Should said electrical equipment or any portion thereof constructed, operated, and maintained by Power Company in the location herein described hereafter interfere with the mining, quarrying, or manufacturing operations of USS or future land developments including subdivisions laid out by USS or any of its present or future subsidiary or associate companies, then upon written request by USS so to do, Power Company shall within ninety (90) days remove said electrical equipment from said location to other locations, provided, (1) that USS shall first convey to Power Company the same rights in such other locations as are conveyed to Power Company hereunder; and (2) that Power Company shall not be required to remove and relocate said electrical equipment more than one time at its expense, and when such other location or locations are furnished, the terms of such grant or grants shall not require Power Company to remove said electrical equipment except at the expense of USS. Any new location so furnished shall not be at a greater distance than seven hundred and fifty (750) feet from either side of the centerline of said easement as herein described and shall be so located as to permit the construction, operation, and maintenance of said electrical equipment in accordance with good engineering and operating practice, and in the event any portion of the new location for said electrical equipment is not on land then owned by USS, then before said electrical equipment shall be moved, USS shall cause to be conveyed to Power Company a right-of-way of equal width to that granted by this agreement, free of conditions, for the new location of said electrical equipment. The interference with such mining, quarrying, or manufacturing operations or future subdivisions by said electrical equipment and the necessity for moving the same, as well as the new location to which they shall be removed, shall be agreed upon between the parties; and in the event they are unable to agree upon any of such matters, their differences shall be settled by arbitration. Each of the parties hereto shall select one disinterested person, and the two thus selected shall select a third disinterested person, and the three thus chosen, or a majority of them shall determine the matters at issue, and each of the parties hereto agrees to abide by the result of such arbitration. Each arbitrator shall be paid by the party selecting him and the expenses of arbitration and the third disinterested party shall be paid by the parties equally.

(g) In the event Power Company violates any of the covenants herein contained and fails for sixty (60) days after notice in writing served upon it by USS, or within thirty (30) days after the determination by arbitration or otherwise of any question, the result of which requires Power Company to do or perform any act or acts, as the case may be, to comply with such covenant or covenants, USS shall have the right to terminate this Contract by giving Power Company thirty (30) days' notice in writing of its intention so to do, whereupon at the expiration of said thirty (30) days this Contract shall be deemed terminated and at an end; and USS may thereafter at the expense of Power Company remove said electrical equipment from said land should they remain thereupon without right for a period exceeding thirty (30) days.

(h) Power Company will pay all taxes assessed upon the property installed or placed on such land by Power Company. If USS is required by the taxing authorities to pay such taxes and any interest or penalties, Power Company will reimburse USS for payment of such taxes and any interest or penalties paid.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2022 01:05:11 PM  
\$41.00 JOANN  
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*Allen S. Bayl*