

72268229 - 001



20230303000059520 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:55:20 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Zhen Shan Chen & Qun Chen, Husband and wife** (hereinafter known as "Grantors," whether one or more), for and in consideration of the sum of Nine thousand Dollars (\$ 9,000.00) 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" or "Grantee"), the following easements, rights, and privileges:

The right to construct, operate, and maintain electric transmission lines and advanced communications capabilities, and all towers, poles, conduits, conductors, cables, wires, antennas, insulators, anchors, guy wires, counterpoise conductors, and all other appliances, equipment, and fixtures necessary or convenient in connection therewith, from time to time, upon, over, under, and across, a strip of land 30 feet in width, with said strip being more particularly described within Exhibit A attached hereto (hereinafter, "Right of Way").

The Company is further granted all the rights or privileges necessary or convenient for the full enjoyment or use of said Right of Way on the property of the Grantors, which is identified and described within Exhibit A attached hereto (hereinafter, "Grantors' Property"), for the purposes above described, including, without limitation, the right of ingress and egress to and from said Right of Way across Grantors' Property, together with the right to use and make necessary or convenient improvements to existing roads on Grantors' Property, the right to cut, remove, and otherwise keep clear by any means, including herbicides, all trees, undergrowth, structures, materials, and all other obstructions, whether natural or man-made, under, on, or above said Right of Way, the right to cut any timber located upon Grantors' Property which in falling would come within five (5) feet of any conductor of the Company located on said Right of Way or located on any other property, including public road right of way, the right to install, maintain, and use anchors and guy wires on Grantors' Property adjacent to said Right of Way, and the right to install grounding devices on Grantors' fences now or hereafter located on said Right of Way and on fences or other structures of Grantors now or hereafter located on Grantors' Property adjacent to said Right of Way. Grantee shall have the right to prevent any use of the Right of Way which, in the opinion of the Grantee, could interfere with or otherwise be inconsistent with the exercise of Grantee's easements, rights, and privileges herein granted. Further, Grantee shall have the right to grant, or permit the exercise of, the herein granted easements, rights, and privileges, whether in whole or in part, to others.

The Grantors covenant with the said Grantee, that Grantors are lawfully seized in fee of the above described land; that said land is free from all encumbrance; that Grantors have a good right to convey the same to the said Company, and that Grantors will warrant and defend the said land to the said Company forever.

Pursuant to Code of Alabama (1975), § 37-16-7(g), this instrument serves as notice of the Grantee's intent to install broadband systems within said Right of Way.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns, forever.

Grantors shall have the right to use the Right of Way for any purpose not inconsistent with the rights which Grantee may from time to time exercise hereunder.

IN WITNESS WHEREOF, we have here unto set our hands and seals, this the 3rd day of August, 2022.

GRANTORS:

Zhen chen
Zhen Shan Chen

Qun chen
Qun Chen

Right of Way
Birmingham Division
10302077

Valleydale-Inverness (29-21-61)

Page 1 of 3

This instrument prepared by the
Corporate Real Estate Office
Alabama Power Company
P.O. Box 2641
Birmingham, AL 35291

REV 10/2019

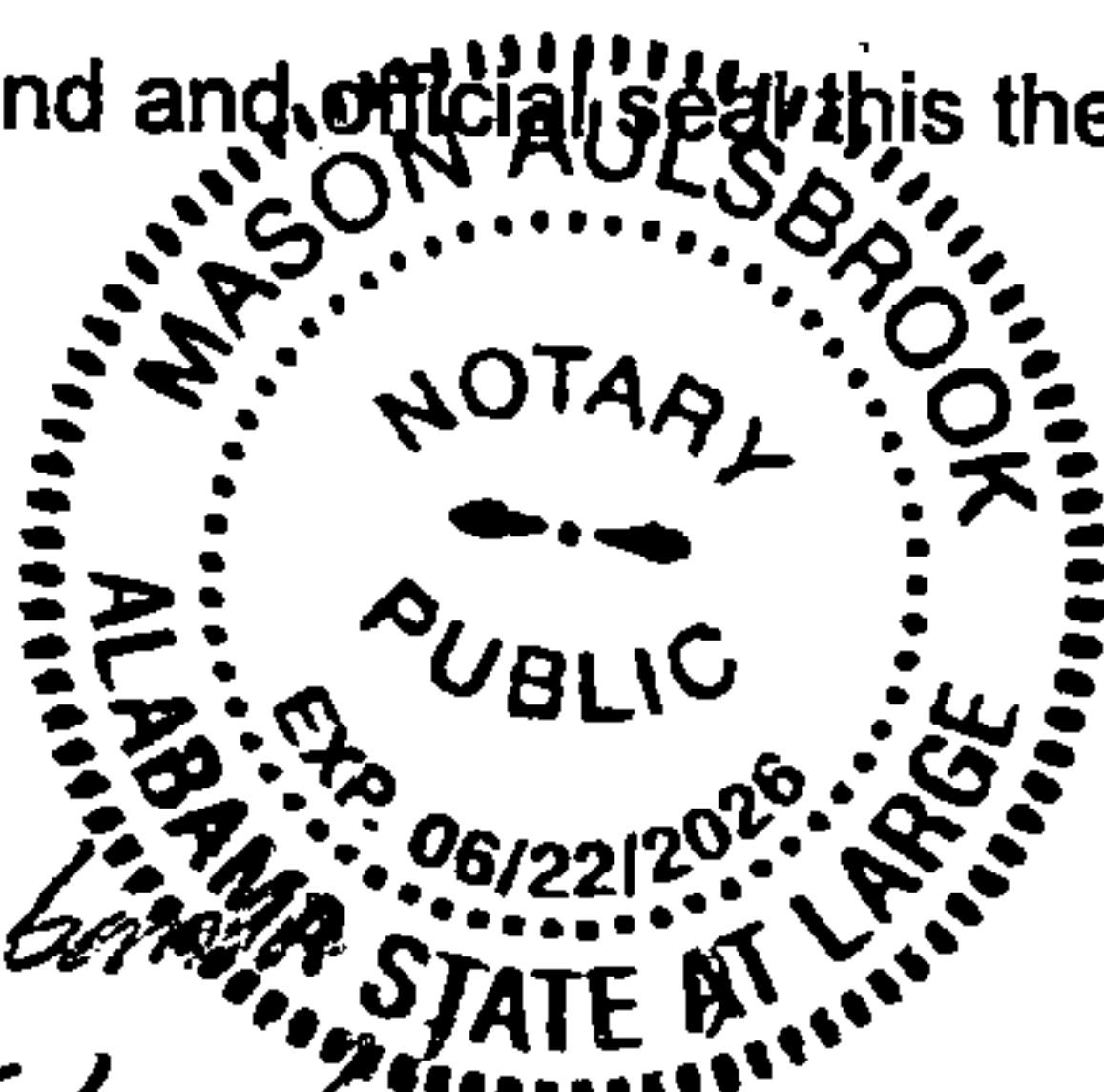


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STATE OF Alabama)
COUNTY OF Etowah)

I, Therese Mason Aulsbrook, a Notary Public in and for said County in said State, hereby certify that Therese Mason Aulsbrook, whose name 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, executed the same voluntarily.

Given under my hand and official seal this the 3rd day of August, 2022.

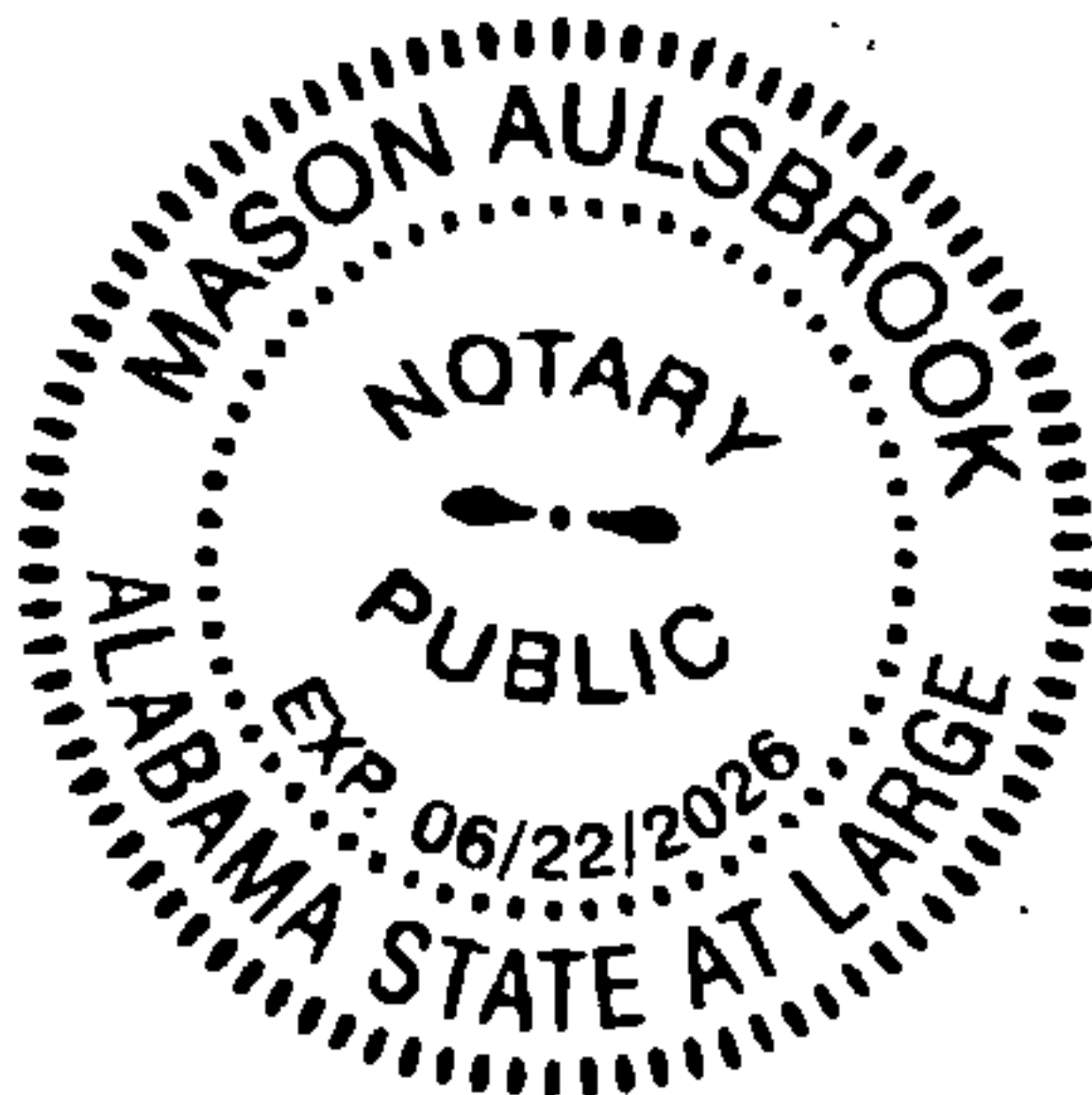


[Signature]
My Commission Expires: 6/22/2026

STATE OF Alabama)
COUNTY OF Etowah)

I, Mason Aulsbrook, a Notary Public in and for said County in said State, hereby certify that Quia Chen, whose name 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, executed the same voluntarily.

Given under my hand and official seal this the 3rd day of August, 2022.



[Signature]
My Commission Expires: 6/22/2026

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EXHIBIT A

Grantors own property which lies within Instrument Number 20220406000141640 ("Grantors' Property").

The Right of Way herein granted by Grantors consists of a strip of land, 30 feet in width, lying within the Northeast Quarter of Northeast Quarter (NW ¼ of the NE ¼), of Section 11, Township 19 South, Range 02 West, Shelby County, Alabama, such strips being more particularly described as follows:

To reach the point of beginning of said strip, commence at a found capped iron stamped BOATWRIGHT located at the Northeast corner of GIS parcel #66; thence run N70°41'59"E, a distance of 128.55 feet to a set 5/8 rebar with yellow APCO cap; thence run N52°05'27"E, a distance of 381.16 feet to a set 5/8" rebar with yellow APCO cap; thence run N57°51'59"E, a distance of 196.75 feet to a set 5/8" rebar with yellow APCO cap; thence run S55°04'05"E, a distance of 181.97 feet to a set 5/8" rebar with yellow APCO cap; thence run N64°21'56"E, a distance of 77.06 feet to a point, such point being the **Point of Beginning** of right of way herein described; therefrom the strip is varying in width and lies either side of said survey centerline, and the continuation thereof, which begins at such Point of Beginning and runs N64°21'56"E, a distance of 157.75 feet to a point; such point being the **POINT OF ENDING** of the strip of right of way herein described.

All bearings based on Alabama State Plane West Zone Grid North.

zc oc

Grantor's Initials