

APC Document #: 72285158-001

EASEMENT – UNDERGROUND

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Dean Fritz

Alabama Power Company
2 Industrial Park Dr
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Grey Oaks Properties, L.L.C., a limited liability company**, (hereinafter known as "Grantor", 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, do hereby grant to said Alabama Power Company, its successors and assigns (hereinafter the "Company"), the following easements, rights, and privileges:

The right from time to time to construct, install, operate, and maintain, upon, under, and across the Property described below, all wires, conduits, cables, translosures, transformers, fiber optics, communication lines, and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the 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 Company's right of way will extend five (5) feet on all sides of said Facilities as and where installed, and shall include the right to clear and keep clear said right of way (hereinafter referred to as the "Easement Area").

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, and also the right to cut, remove, and otherwise keep clear any and all structures, obstructions, or obstacles of whatever character, on, under, adjacent to, and above said Facilities.

The easements, rights and privileges granted hereby shall burden the "Easement Area", also noted in Exhibit "A" attached hereto and made a part hereof, which is located within the real property more generally described in Instrument # 20070402000148450, in the Office of the Judge of Probate of the above-named county in Alabama.

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 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 Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by William G. Sanders, Jr., its authorized representative, as of the 15th of May, 2023

ATTEST (if required) or WITNESS:

Signature

Title

Grey Oaks Properties, L.L.C., a limited liability company
GRANTOR

Dee. G. Sanders
Signature

Manager
Title

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

W.E. #: A6170-08-A123

Tax ID #: 14 2 10 1 002 016.000

¼, ¼ STR: NW ¼ of the SE ¼ of Section 10, Township 20 South, Range 2 West

All Facilities on Grantor: [No] Electronically Filed: []

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CORPORATION/LLC/LLP NOTARY

STATE OF Alabama

COUNTY OF Jefferson

I, Kelley Reynolds, a Notary Public, in and for said County in said State, hereby
certify that William G. Sanders, Jr., whose name as
Manager of Grey Oaks Properties, L.L.C., a limited liability company, is signed to the foregoing

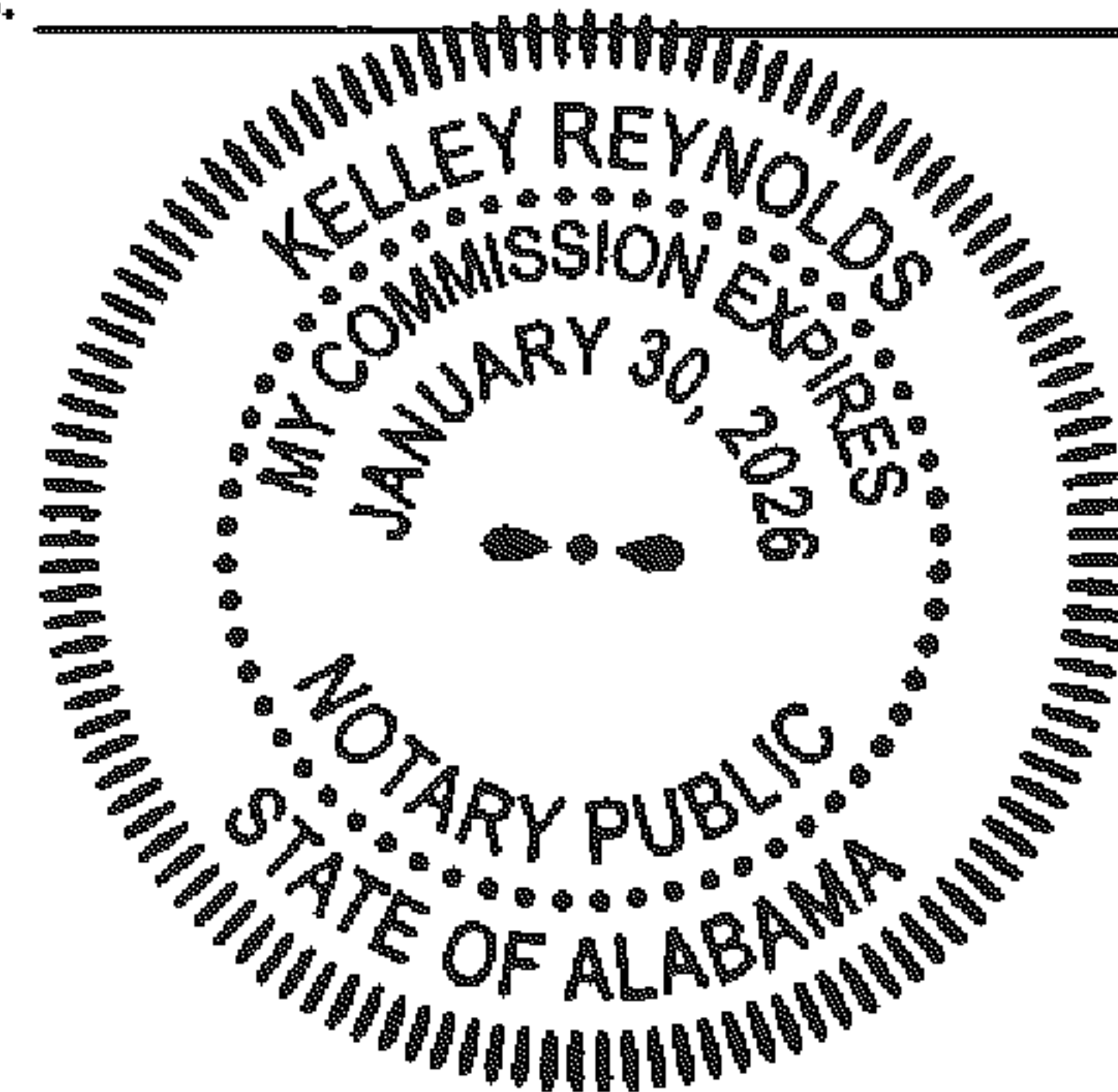
instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, as such officer
and with full authority executed the same voluntarily for and as the act of said L.L.C.

Given under my hand and official seal, this the 15th day of May, 2023.

[SEAL]

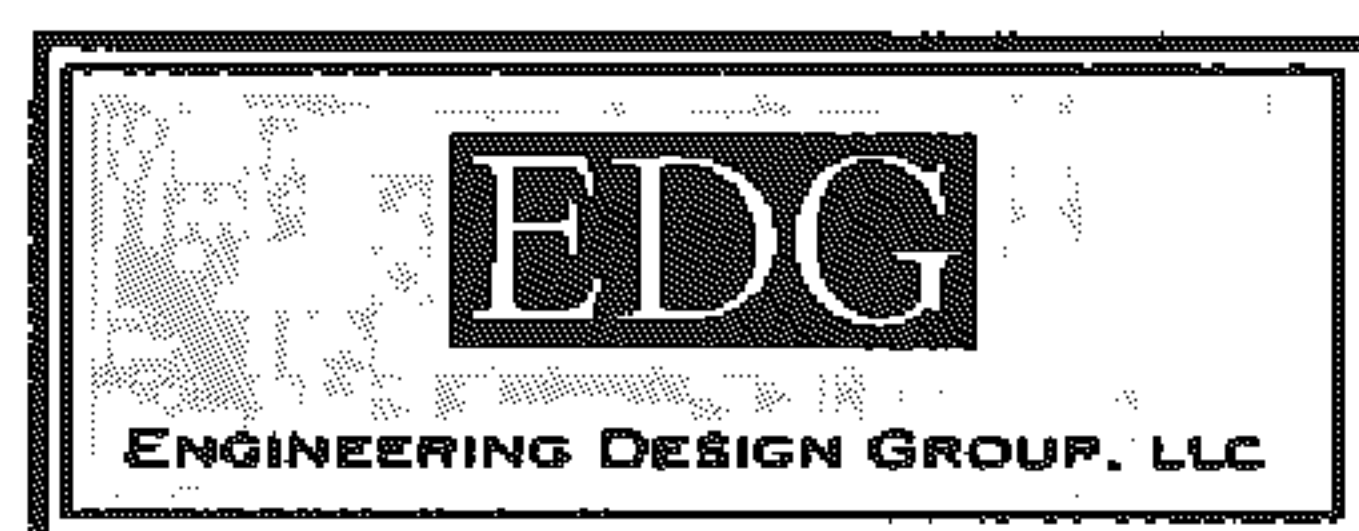
Kelley Reynolds
Notary Public

My commission expires: _____

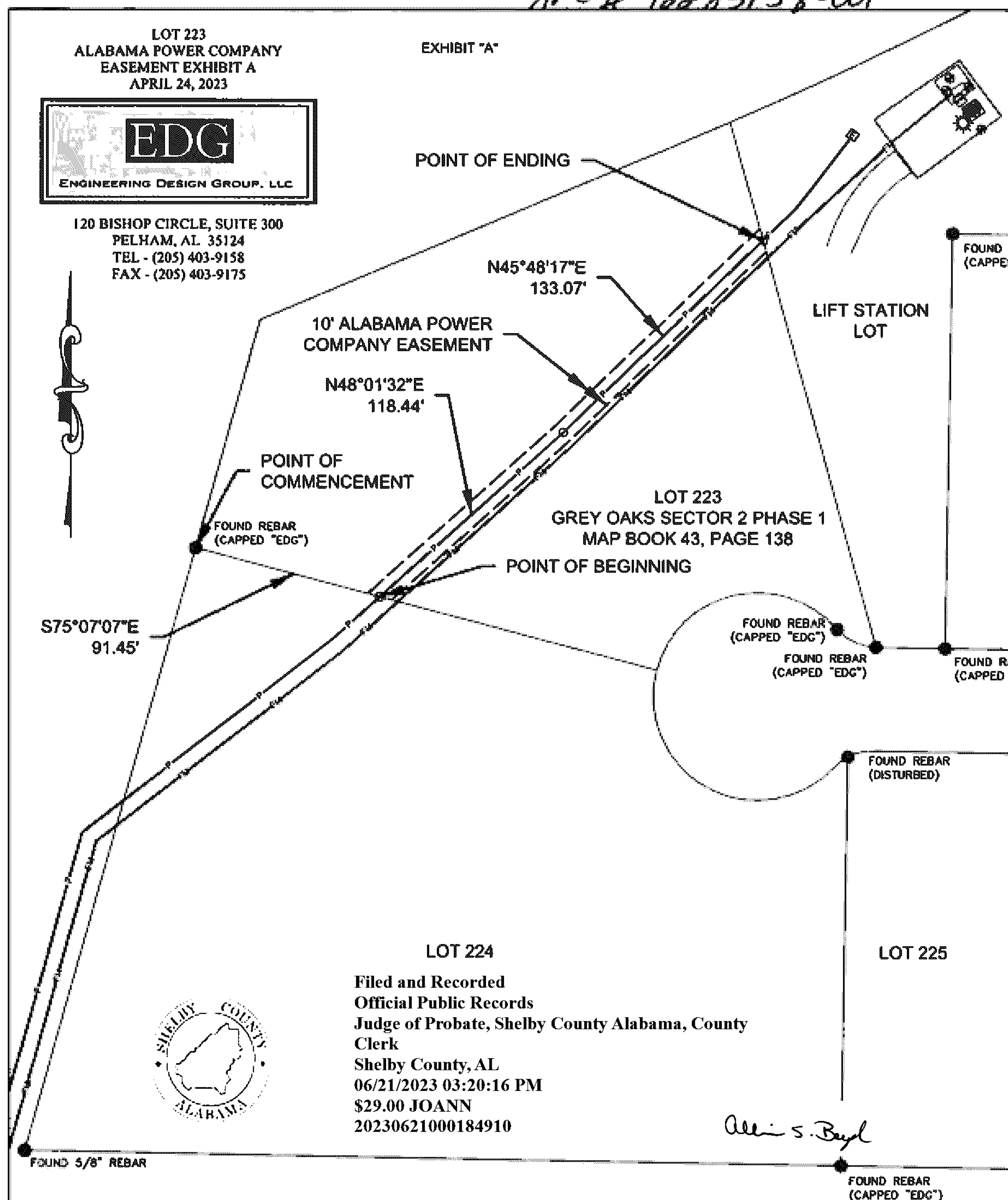


LOT 223
ALABAMA POWER COMPANY
EASEMENT EXHIBIT A
APRIL 24, 2023

EXHIBIT "A"



120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175



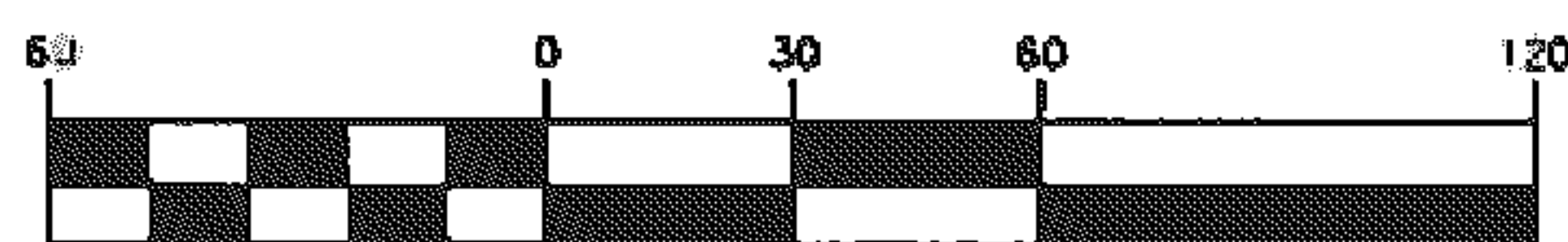
LOT 224

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2023 03:20:16 PM
\$29.00 JOANN
20230621000184910

LOT 225

Allen S. Bayl

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

LEGEND

— P — = ALABAMA POWER COMPANY
UNDERGROUND UTILITY LINE
— FM — = SANITARY SEWER FORCE MAIN

A 10 foot wide easement situated in the Eastern ½ of Section 10 Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at rebar capped EDG, said point being the Westernmost corner of Lot 223 according to the Final Plat of Grey Oaks Sector 2 Phase 1 as recorded in the Shelby County, Alabama Probate Office in Map Book 43, Page 138; thence S 75°07'07" E along the southern line of said lot for a distance of 91.45 feet to the centerline and POINT OF BEGINNING of a 10 foot wide easement; thence N 48°01'32" E, leaving said lot line and continuing along said centerline for a distance of 118.44 feet to a point; thence N 45°48'17" E, continuing along said centerline for a distance of 133.07 feet to a point located on the eastern boundary of Lot 223 and the POINT OF ENDING of this easement.