

72268432

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07/21/2023 09:11:08 AM
ESMTAROW 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **SRC Inverness Cliffs, LLC** (hereinafter known as "Grantors," whether one or more), for and in consideration of the sum of One Hundred Thousand and NO/100 Dollars (\$100,000.00) 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.

[signature on next page]

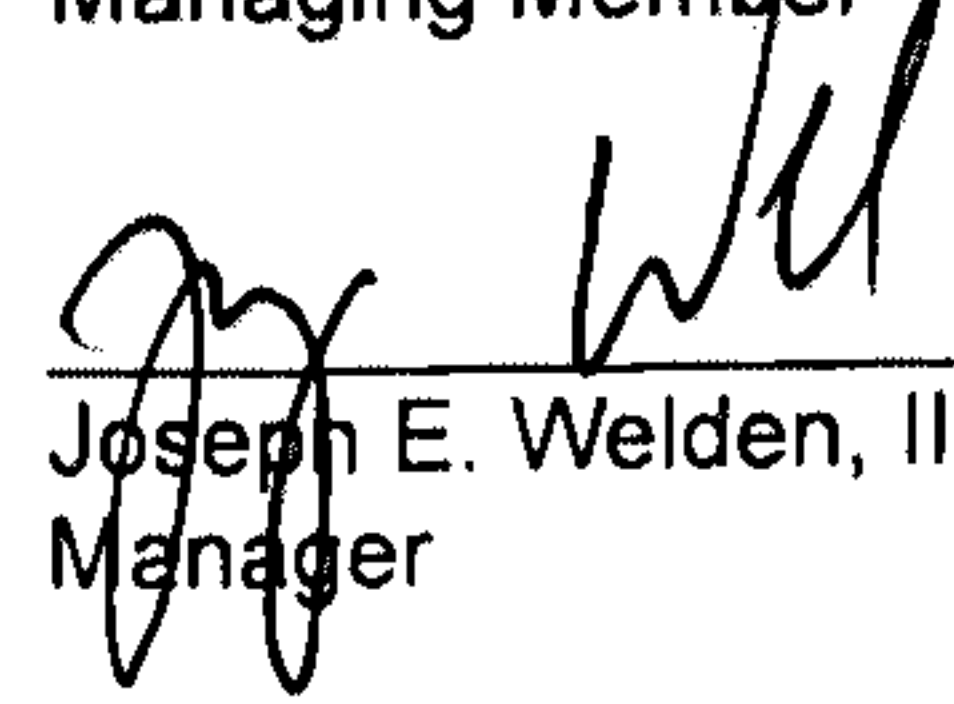
Right of Way
Birmingham Division
10302077

Valleydale-Inverness (29-21-61)

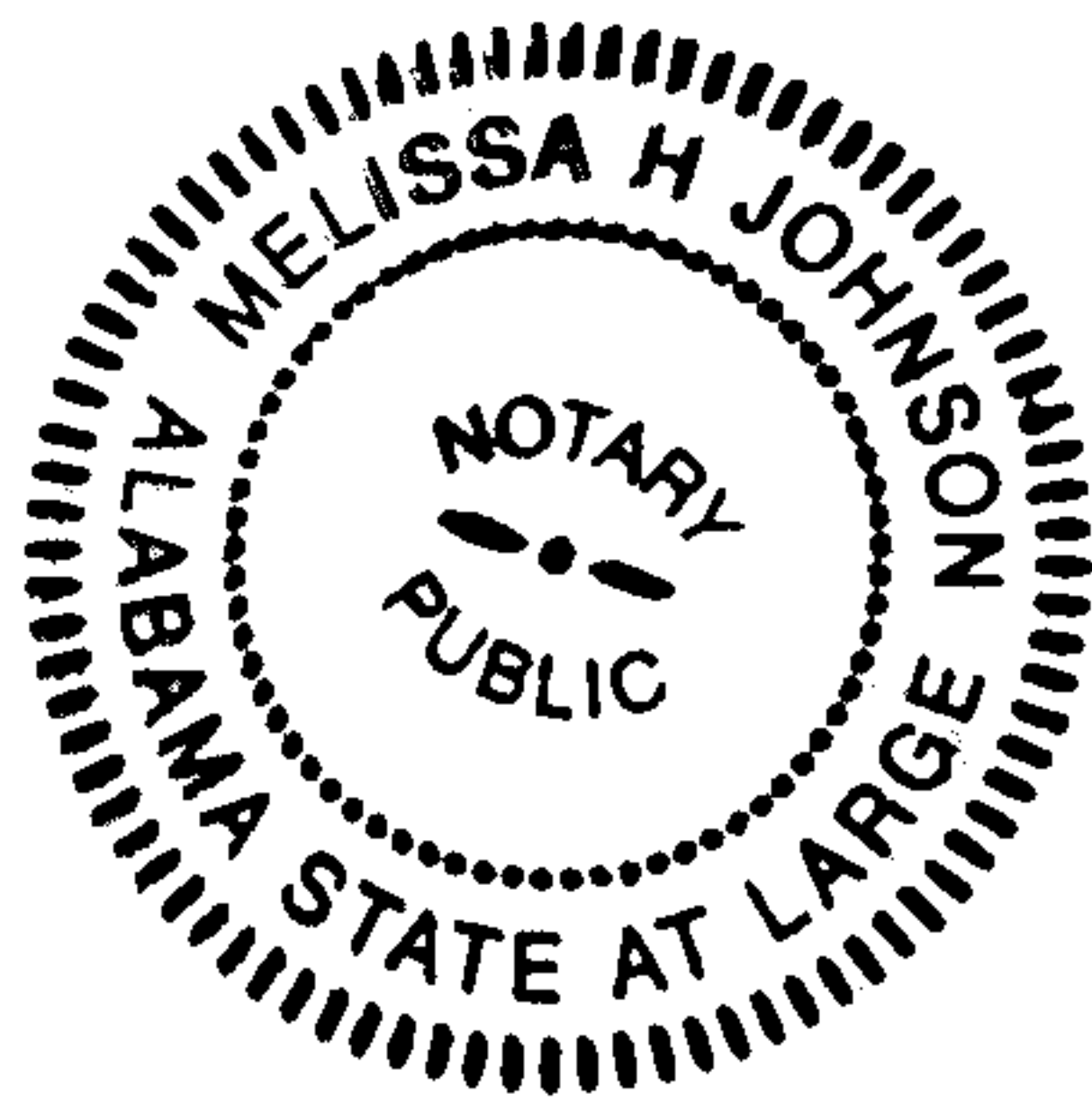
Page 1 of 3

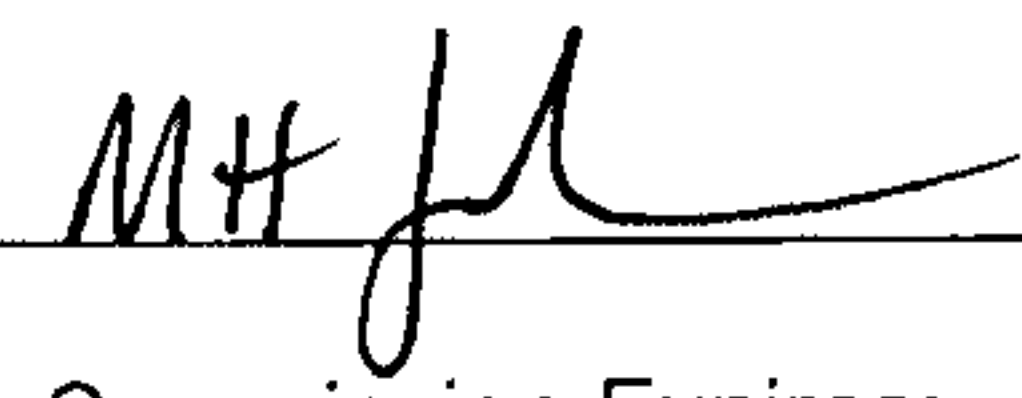
This instrument prepared by the
Corporate Real Estate Office
Alabama Power Company
P.O. Box 2641
Birmingham, AL 35291

REV 10/2019

72268432IN WITNESS WHEREOF, we have here unto set our hands and seals, this the 20th day of July, 2023.**SRC Inverness Cliffs, LLC**BY: StoneRiver Company, LLC,
ITS: Managing MemberBY: 
NAME: Joseph E. Welden, III
ITS: ManagerSTATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Melissa H Johnson, a Notary Public in and for said County in said State, hereby certify that Joseph E. Welden, III, whose name as Manager of StoneRiver Company, LLC, an Alabama limited liability company, as Managing Member of **SRC Inverness Cliffs, LLC**, an Alabama 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily, for and as the act of said limited liability company, as Managing Member of **SRC Inverness Cliffs, LLC**.

Given under my hand and official seal this the 20 day of July, 2023.


My Commission Expires: 8-27-24

MY COMMISSION EXPIRES
AUGUST 27, 2024

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EXHIBIT A

Grantors own property which lies within the SW ¼ of Section 01, Township 19 South, Range 02 West and SE ¼ of the NW ¼ of Section 01, Township 19 South, Range 02 West, and more particularly described as Instrument #20190827000314270, in the Probate Office of Shelby County, Alabama ("Grantors' Property").

The Right of Way herein granted by Grantors consists of two strips of land, varying in width, lying within a portion of the Southwest Quarter of Southwest Quarter (SW ¼ of the SW ¼) and a portion of the Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) all in Section 1, Township 19 South, Range 02 West Shelby County, Alabama, such strips being more particularly described as follows:

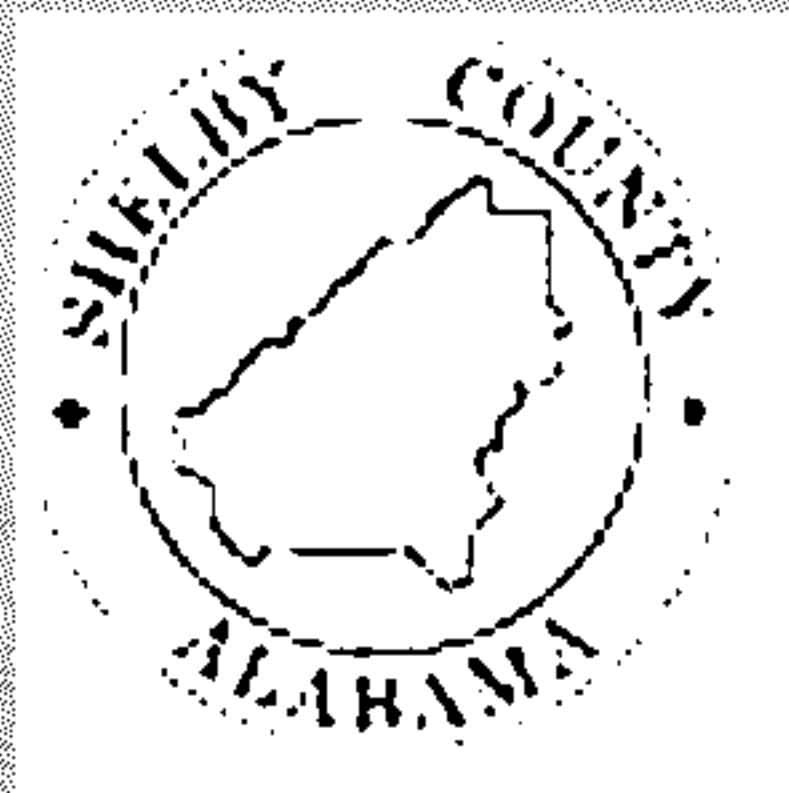
To reach the point of beginning of the first strip, commence at a found capped iron stamped Weygand marking the Southeast corner of Lot 31, Inverness Green Subdivision as recorded in Map Book 21, Page 6 in the Office of Judge of Probate of Shelby County, Alabama and run S40°21'06"W a distance of 102.35 feet to a set 5/8 inch rebar with yellow APCO cap; thence run S26°03'10"W a distance of 304.06 feet to a set 5/8 inch rebar with yellow APC cap; thence run S47°24'24"W a distance of 264.86 feet to a set 5/8 inch rebar with yellow APCO cap; thence run S41°42'47"W a distance of 303.13 feet to a set 5/8 inch rebar with yellow APCO cap; thence deflect 180°00'00" to the right and run N41°42'47"E a distance of 55.32 feet to the South boundary of Grantor's property, said point being the **Point of Beginning** of the first strip of land for right of way herein described; therefrom said strip is varying in width and lies left of the following described survey centerline and up to the Southeast right of way of Valleydale Road and up to 15 feet right of said survey centerline and the continuations thereof, which begins at such Point of Beginning and continues along the last described course a distance of 247.81 feet to a set 5/8 inch rebar with yellow APCO cap, said point being the **POINT OF ENDING** of the first strip of land for right of way.

To reach the point of beginning of the second strip, commence at a found capped iron stamped Weygand marking the Southeast corner of Lot 31, Inverness Green Subdivision as recorded in Map Book 21, Page 6 in the Office of Judge of Probate of Shelby County, Alabama and run S40°21'06"W a distance of 102.35 feet to a set 5/8 inch rebar with yellow APCO cap, thence run N58°34'25"E a distance of 284.84 feet to a point, said point being the **Point of Beginning** of the second strip of land for right of way herein described; therefrom said strip is varying in width and lies left of the following described survey centerline and up to the Southeast right of way of Valleydale Road and up to 15 feet right of said survey centerline and the continuations thereof, which begins at such Point of Beginning and continues along the last described course a distance of 46.30 feet to a set 5/8 inch rebar with yellow APCO cap, said point being the **POINT OF ENDING** of the second strip of land for right of way.

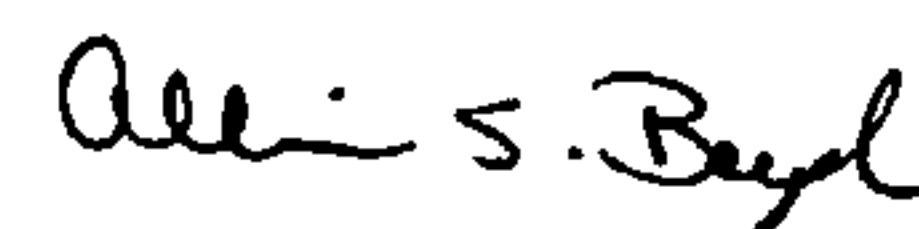
All bearings based on Alabama State Plane West Zone Grid North.



Grantor's Initials



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2023 09:11:08 AM
\$29.00 JOANN
20230721000218050



Right of Way
 Birmingham Division
 10302077

Valleydale-Inverness (29-21-61)

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 Corporate Real Estate Office
 Alabama Power Company
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