



20230928000290200 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/28/2023 11:05:56 AM FILED/CERT

APC Document #: 72290696-001

EASEMENT – DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

This Instrument prepared by: Chris Hall

Alabama Power Company
P.O. Box 2641, BIN: 12N-0982
Birmingham, AL 35203

KNOW ALL MEN BY THESE PRESENTS That the undersigned AR FARMS LLC (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:

Overhead and/or Underground. The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described below, all poles, towers, wires, conduits, fiber optics, cables, communication lines, transenclosures, transformers, anchors, guy wires, other facilities useful or necessary in connection therewith, and, for underground facilities, the right to install a meter adapter junction box ("Adapter") in the general vicinity of the existing meter enclosure on the Grantor's structure to facilitate the delivery of underground electric service to the Grantor(collectively, "Facilities"), for the overhead and/or 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 width of the Company's right of way will depend on whether the Facilities are underground or overhead: for underground, the right of way will extend five (5) feet on all sides of said Facilities as and where installed; for overhead Facilities, the right of way will extend fifteen (15) feet on all sides of said Facilities as and where installed.

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, and the right to remove or make saw cuts through paved areas for installation, replacement, repair and removal of said Facilities, the right to install, maintain, and use anchors and guy wires on land adjacent to said right of way, the right in the future to install intermediate poles and facilities on said right of way, and also the right to cut, remove, and otherwise keep clear any and all trees, undergrowth, structures, obstructions, or obstacles of whatever character, on, under and above said right of way, as applicable. Further, with respect to overhead Facilities, the Company is also granted the right to trim and cut, and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the aforementioned right of way that, in the opinion of the Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead Facilities.

Once installed, the Grantor assumes ownership and responsibility for the Adapter.

The easements, rights and privileges granted hereby shall burden the "Easement Area", which is located within the real property more generally described in Instrument No. 20220131000041940, 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 Angela Ruch, its authorized representative, as of the 7 of September, 2023.

ATTEST (if required) or WITNESS:

GRANTOR:

Signature

Angela Ruch
Signature

Title

agent
Title

For Alabama Power Company Corporate Real Estate Department Use Only

W.E. #: A6170-72-AC22 Tax ID #: 16 3 05 0 000 013.000

1/4, 1/4 STR: SW 1/4 of NW 1/4 Section 5, Township 20 South, Range 1 East

All Facilities on Grantor: [] Electronically Filed: []



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CORPORATION/PARTNERSHIP/LLC NOTARY

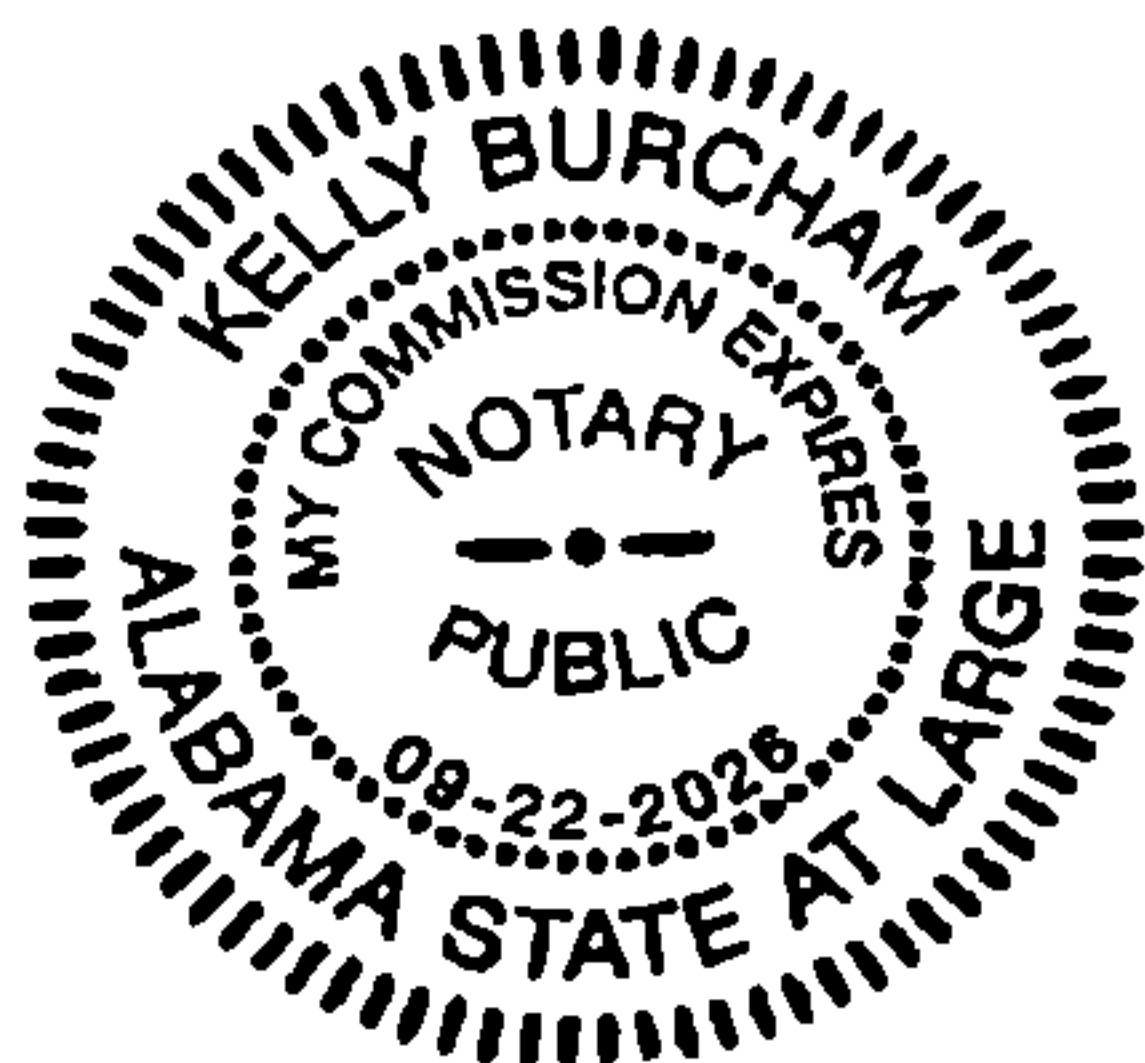
STATE OF Alabama

COUNTY OF Shelby

I, Kelly Burcham, a Notary Public in and for said County in said State, hereby certify that
Angela Ruch, whose name as agent of
AR FARMS, LLC a limited liability company, acting in its
capacity as agent of AR FARMS, LLC 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 the instrument, he/she, as such agent
and with full authority, executed the same voluntarily, for and as the act of said AR Farms, LLC
acting in such capacity as aforesaid.

Given under my hand and official seal this the 7 day of September, 2023.

[SEAL]



Kelly Burcham
Notary Public

My commission expires: 9/22/26