

Divestment #: 846

72303429-001

This Instrument Was Prepared By:

Shane Hopson  
Alabama Power Company  
600 North 18th Street  
Birmingham, AL 35203

20240911000281800

09/11/2024 09:12:56 AM

Send Tax Notice To: DEEDS 1/5

Alabama Power Company  
600 18th St. N  
BIN 12N-0986  
Birmingham, AL 35203

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **SOUTHERN ELECTRIC GENERATING COMPANY ("SEGCO")**, an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **ALABAMA POWER COMPANY**, an Alabama corporation, (herein referred to as "Grantee"), the land in Shelby County, Alabama described on Exhibit A hereto, together with all rights, privileges and easements thereunto belonging, if any, but excluding all mineral and mining rights relating thereto to which Seller has title, (the "Property").

TO HAVE AND TO HOLD to the Grantee, its heirs, personal representatives, successors and assigns forever.

The Property is conveyed to the Grantee subject to the following:

1. Any lien or charge for general or special taxes or assessments not yet delinquent.
2. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
3. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property.
4. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
5. Easements, covenants, reservations, conditions and restrictions of record.
6. Utility easements and facilities serving the Property, whether of record or not.

Divestment #: 846  
72303429-001

7. By its acceptance of this conveyance, Grantee, for itself and its heirs, personal representatives, successors and assigns, hereby acknowledges and covenants (i) that it accepts the Property "As Is" and "With All Faults", and (ii) that it releases and waives any claim against Grantor, its employees, agents and contractors relating to the nature and condition of the Property, including, without limitation, the environmental condition thereof.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of August 28<sup>th</sup>, 2024.

**SOUTHERN ELECTRIC GENERATING COMPANY**

By: Amy Riley  
Its: Secretary

Divestment #: 846

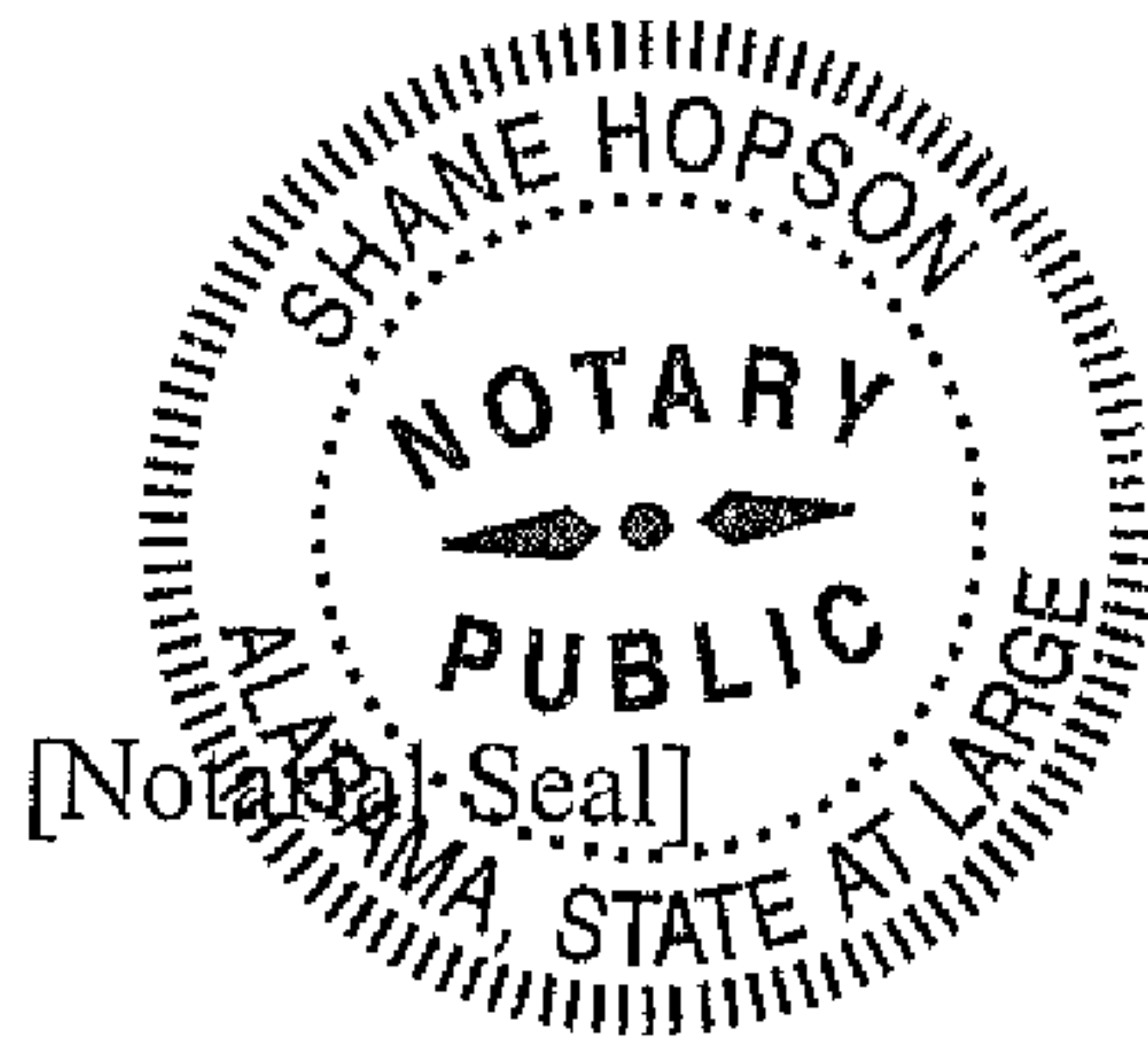
72303429-001

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Amy Riley, whose name as Secretary of **SOUTHERN ELECTRIC GENERATING 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 28<sup>th</sup> day of August 2024.



[Signature]  
NOTARY PUBLIC

My Commission expires: 1/24/28

Divestment #: 846

72303429-001

**EXHIBIT A**

A parcel of land situated within the Southeast Quarter of the Southeast Quarter (SE ½ of SE ¼) Section 31, Fractional Township 20 South, Range 02 East, Shelby County, Alabama, being more particularly described as follows:

To reach the point of beginning of said parcel, commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 31, Fractional Township 20 South, Range 02 East, marked by a found 4"x4" concrete monument; thence run S15°27'06"W, a distance of 3006.92 feet to a fence corner, such point being the Point of Beginning of a boundary line used to describe said parcel herein; thence run S88°55'14"E, a distance of 218.5 feet to the northeast corner of substation fence; thence run S01°04'11"W, a distance of 128 feet to the Southeast corner of substation fence; thence run N88°55'49"W, a distance of 185 feet to the southwest corner of substation fence; thence run N01°04'11"E, a distance of 24.7 feet to a gate post; thence run N89°02'30"W, a distance of 30.1 feet to a gate post; thence run N00°51'03"W, a distance of 103.4 feet to the point of beginning.

Said parcel being 0.62 Acres, more or less.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Southern Electric Generating Co.  
 Mailing Address 600 18th St. N  
Birmingham, AL 35203

Grantee's Name Alabama Power Co  
 Mailing Address 600 18th St. N  
Birmingham, AL 35203

Property Address 31800 Hwy 25  
Wilsonville, AL 35186

Date of Sale 8/28/24  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ 6,336.00

or  
 Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/11/2024 09:12:56 AM  
 \$40.50 BRITTANI  
 20240911000281800

*Alvin S. Boyd*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/28/24

Print J. Michael Bunn

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**