

APC Document #: 72307537-001

EASEMENT – DISTRIBUTION FACILITIES

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, Cross Development CC Birmingham, LLC, a Texas 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:

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, translosures, transformers, anchors, guy wires and other facilities useful or necessary in connection therewith (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 (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, 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.

The easements, rights and privileges granted hereby shall burden the "Easement Area", which is located within a portion of the real property more generally described in Instrument #20240801000238910, 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 Joe Dell, its authorized representative, as of the 12 of March, 2025.

ATTEST (if required) or WITNESS:

Signature

Title

Cross Development CC Birmingham, LLC, a Texas limited liability company
GRANTOR



Signature

EVP

Title

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

W.E. #: A6173-06-AA24

Tax ID #: 03 9 31 0 001 049.000

¼, ¼ STR: NE/SE, 31, 18S, 1 West

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

APC Document#: 72307537-001

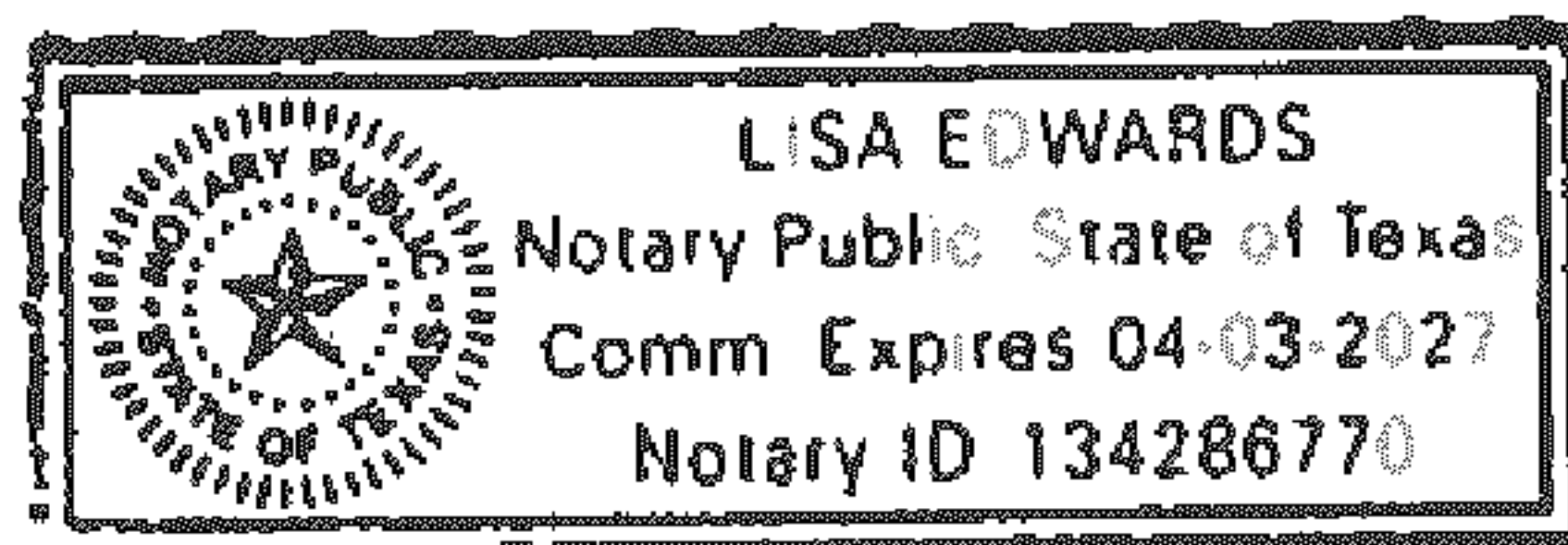
CORPORATION/LLC/LLP NOTARY

STATE OF TexasCOUNTY OF Denton

I, Lisa Lewis, a Notary Public, in and for said County in said State, hereby
 certify that Joe Dell, whose name as
EVP of Cross Development CC Birmingham, LLC, a Texas 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 LLC.

Given under my hand and official seal, this the 12 day of March, 2025

[SEAL]



Lisa Edwards
 Notary Public

My commission expires: 4-3-2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/04/2025 11:35:54 AM
 \$26.00 JOANN
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Allie S. Bayl