



20250813000248080 1/3 \$29.00
 Shelby Cnty Judge of Probate, AL
 08/13/2025 02:40:00 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned **Sean M Phillips** (hereinafter known as "Grantors," whether one or more), for and in consideration of the sum of **Fifteen thousand and 00/100** Dollars (\$**15,000.00**) 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 varying 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.

IN WITNESS WHEREOF, we have here unto set our hands and seals, this the 7th day of August, 2025.

Signature page to follow

GRANTORS:

Sean M Phillips

Sean M Phillips



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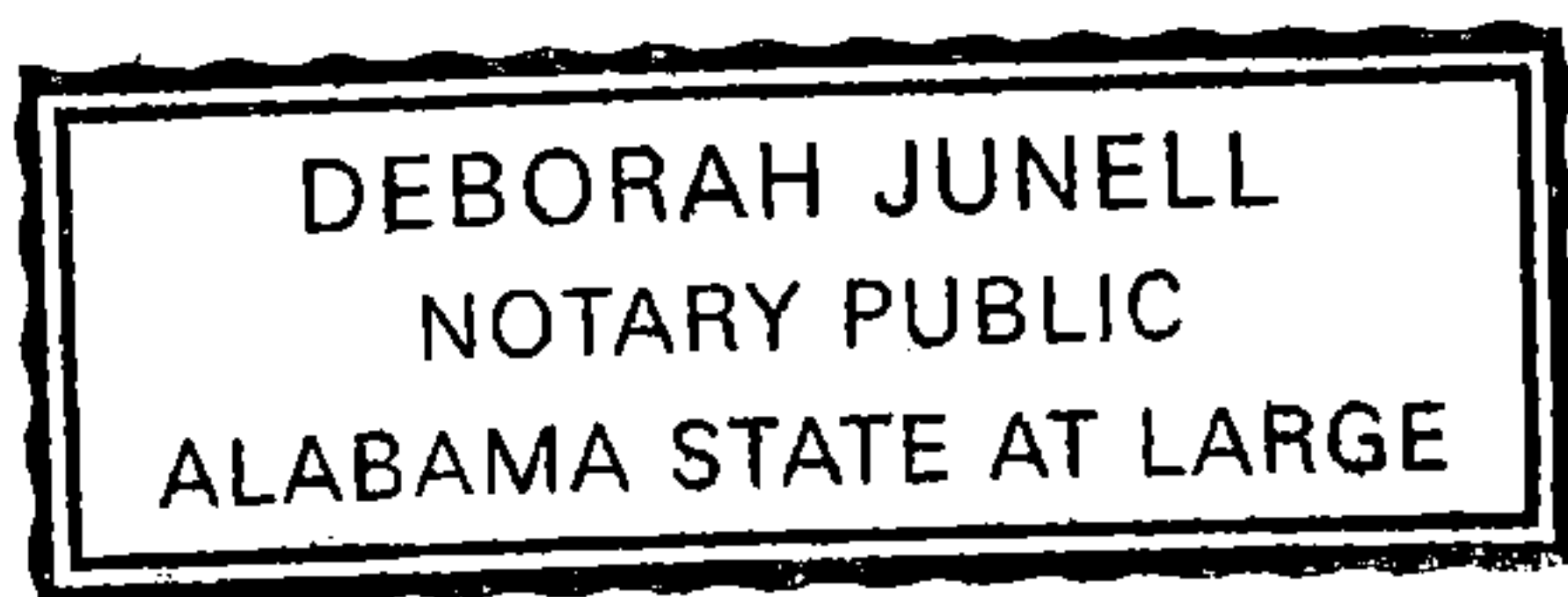
STATE OF Alabama)
COUNTY OF Shelby)

I, Deborah Junell, a Notary Public in and for said County in said State, hereby certify that Sean M Phillips whose name 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, executed the same voluntarily.

Given under my hand and official seal this the 7th day of August, 2025.

Deborah Junell

My Commission Expires: 4/4/2028





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EXHIBIT A

Grantors own property which lies within the State of Alabama in the County of Shelby as recorded in Instrument 20200514000191710 ("Grantors' Property").

The Right of Way herein granted by Grantors consists of a strip of land, varying in width, lying within Fractional Section 24, Fraction "H", Fractional Township 22 South, Range 02 West, Shelby County, Alabama, such strip being more particularly described as follows:

To reach the point of beginning of said strip, commence at the Northwest corner of the Northwest Quarter of the Southwest Quarter of section 18, Fractional Township 22 South, Range 01 West, marked by a found 5/8" Iron Rod; thence run S05°34'02"E, a distance of 625.48 feet to a set 5/8" rebar with yellow APCO cap; thence run S69°34'13"E, a distance of 438.55 feet to a set 5/8" rebar with yellow APCO cap; thence run S10°02'36"E, a distance of 698.37 feet to a set 5/8" rebar with yellow APCO cap; thence run S41°54'31"W, a distance of 843.92 feet to a set 5/8" rebar with yellow APCO cap; thence run S01°12'23"W, a distance of 1885.77 feet to a point, such point being the point of beginning of the survey line used to describe said strip of right of way herein described; therefrom, the strip is 125 feet in width and lies 62.5 feet each side of centerline of survey and the continuations thereof, thence continue S01°12'23"W, a distance of 707.30 feet to a set 5/8" rebar with yellow APCO cap; thence run S23°41'52"W, a distance of 173.23 feet to the intersection of the grantor's south property line and the centerline of survey, such point also being the point of ending of said strip of right of way herein described.

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

SP

Grantor's Initials