

GRANT OF EASEMENT

* UNITED STATES OF AMERICA

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*

BY: PLAZA PINES, LLC

* STATE OF ALABAMA

TO: TLC PROPERTIES, LLC

* COUNTY OF SHELBY

This Grant of Easement (this "Agreement") is made this 21st day of August, 2025, by and between PLAZA PINES, LLC, whose address is 585 Massey Road, Alabaster, AL 35007 ("Grantor"), and TLC PROPERTIES, LLC, a Louisiana limited liability company, whose address is 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for an outdoor advertising structure and all necessary or desirable appurtenances on, over and upon Grantor's real property described herein. The easement granted herein shall consist of (i) an easement for the location, construction, maintenance and operation of an outdoor advertising structure, the base of which shall be located within the area described in Exhibit "A" attached hereto and incorporated herein (the "Sign Location Easement") as well as (ii) easements for access, maintenance, visibility, utility services and overhang (the "Access, Maintenance, Visibility, Utility and Overhang Easement") on, over and upon Grantor's real property described in Exhibit "B" attached hereto and incorporated herein (the "Property"). Collectively, the Sign Location Easement and the Access, Maintenance, Visibility, Utility and Overhang Easement are herein referred to as the "Easements."

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants the perpetual Easements subject to the following terms and conditions:

The Easements shall consist of perpetual easements of use that run with the land and shall include the right to construct, repair, service, maintain, improve and modify the outdoor advertising structure to have as many advertising faces as are allowed by local and state law, including changeable copy faces and/or electronic faces and to replace or rebuild any outdoor advertising structure within the Sign Location Easement. The Easements shall include but not be limited to a right of ingress and egress, a right of overhang for the outdoor advertising structure, a right to install, repair, replace and maintain underground and/or above ground electrical service to the outdoor advertising structure, a right to maintain telecommunication devices as it relates to the outdoor advertising structure only and a right of view, prohibiting vegetation or improvements on the

Property described herein that would obstruct the view of the outdoor advertising structure from the adjoining highway. Grantor agrees that Grantee may trim or remove any or all trees and vegetation in, on or about the Easements as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the outdoor advertising structure. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the Property.

Grantor warrants that it is the sole record owner of the immovable Property over which these Easements are created, that such Property is not subject to any mortgages or liens, that such Property is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made, and that Grantor has the right and authority to execute these Easements and to grant, sell and convey the real rights set forth herein to Grantee.

In the event of condemnation of the Property, or any part thereof, by proper authorities or relocation of the highway that adversely impacts the Easements herein granted, Grantee shall have the right to relocate the outdoor advertising structure and related Easements onto Grantor's remaining Property. Any condemnation award for Grantee's property shall accrue to Grantee.

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, assigns, and legal representatives of Grantor and Grantee.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. If executed in multiple counterparts, this Agreement shall become binding when two or more counterparts hereto, individually or taken together, bear the signatures of all of the parties reflected hereon as the signatories.

[Signatures on following page]

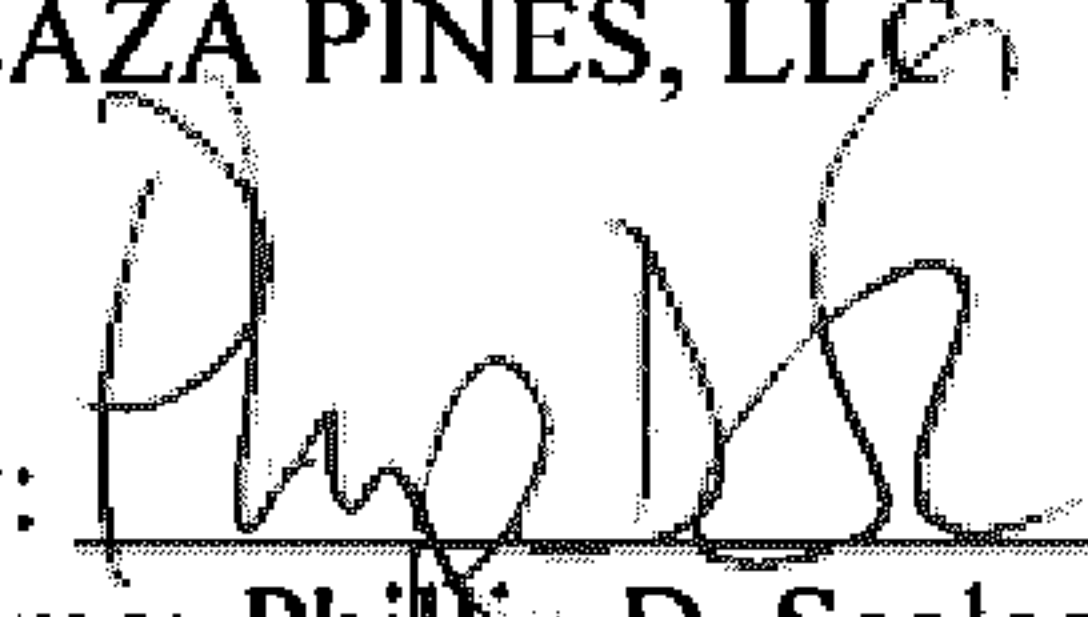
THIS GRANT OF EASEMENT is executed by the undersigned parties as of the dates set forth below but effective as of the date first set forth above.

WITNESSES:




GRANTOR:

PLAZA PINES, LLC

By: 

Name: Phillip D. Seales

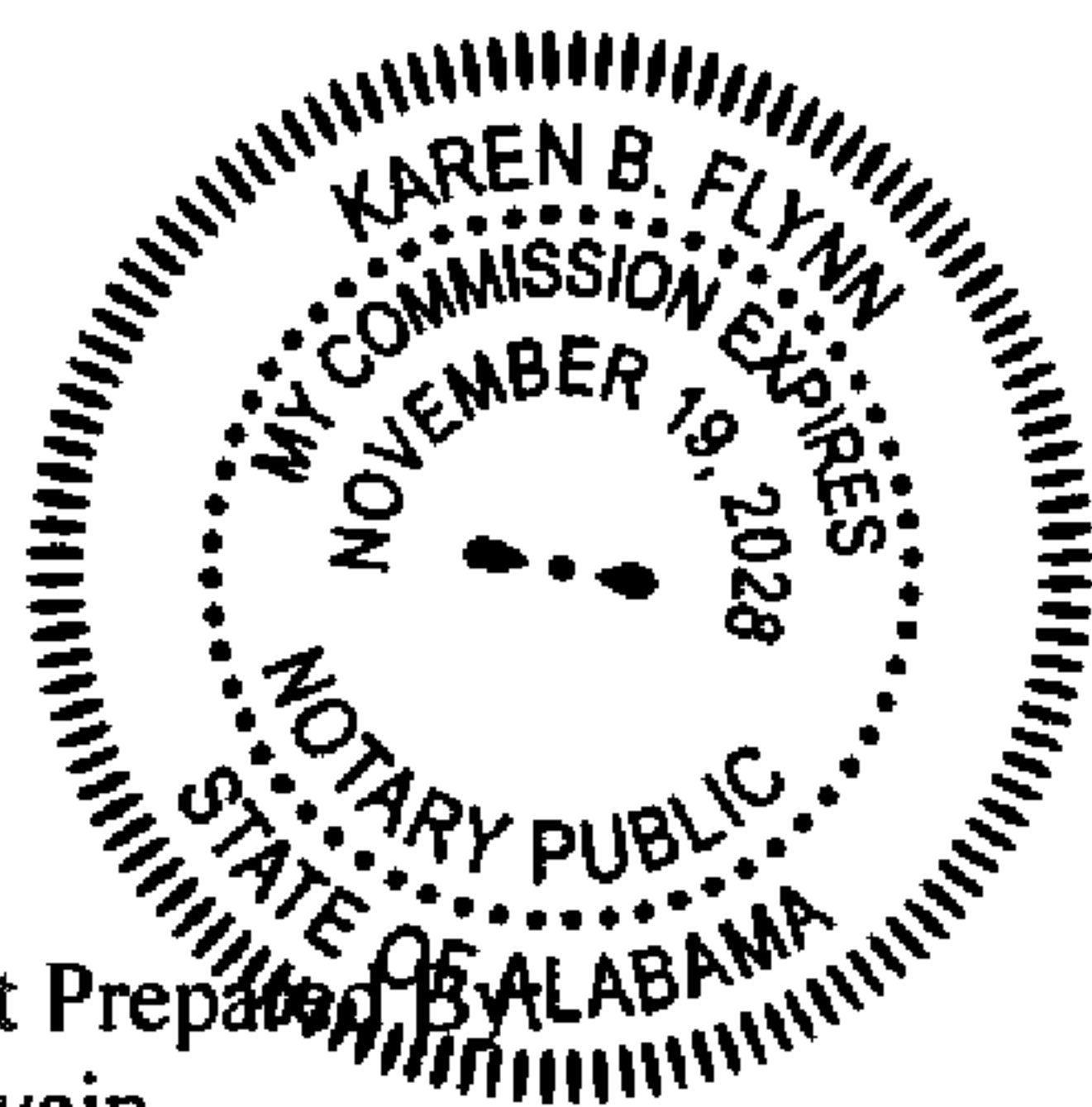
Title: Manager

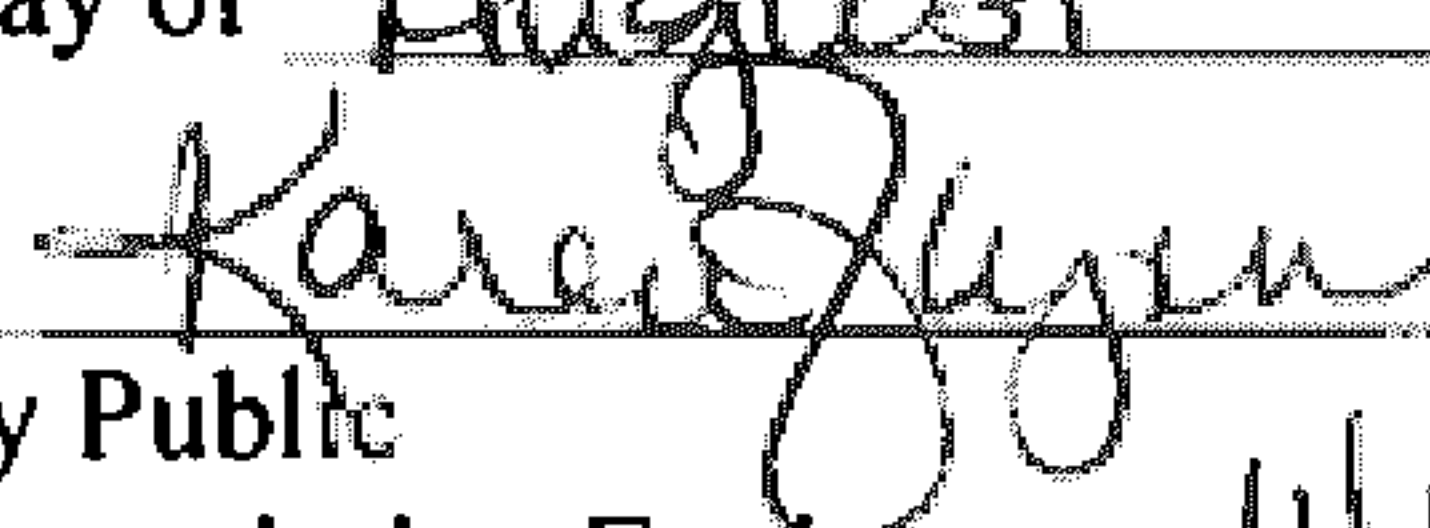
ACKNOWLEDGMENT

STATE OF)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP D. SEALES, whose name as the Managing Member of PLAZA PINES, LLC, 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 21st day of August, 2025.




Notary Public

My Commission Expires: 11/19/28

This Instrument Prepared By
James R. McIlwain
5551 Corporate Blvd
Baton Rouge, LA 70808
STATE OF _____

EXHIBIT "A"**Legal Description of the Sign Location Easement**

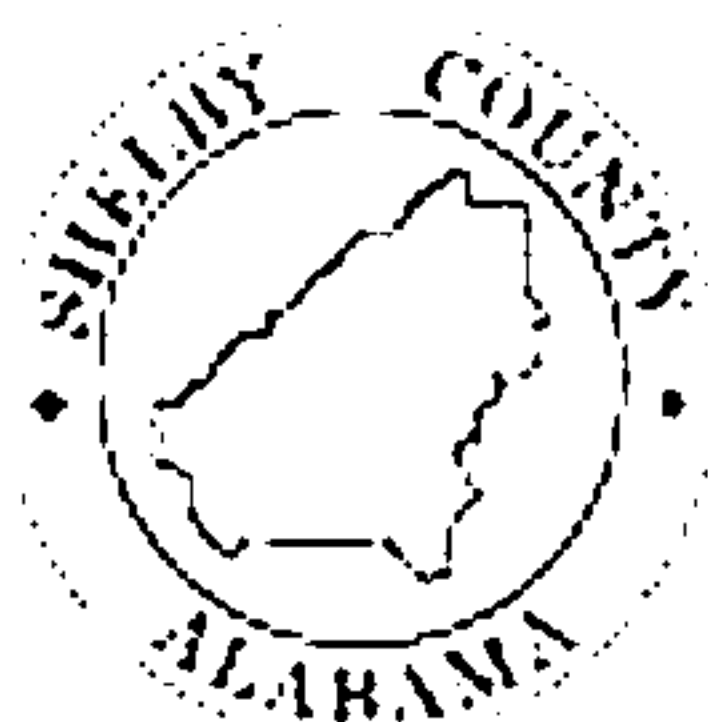
An easement situated in the Northeast one-quarter of the Northwest one-quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

COMMENCE at a found concrete monument stamped STA 624+50 as shown on Alabama State Highway Department Right of Way Map Project No. I-65-2(7) & IR-65-2(115) lying on the Southwest right-of-way of Interstate 65 and having an Alabama West Zone State Plane Coordinate of N:1173239.22 and E:2180659.94; thence run North 25 degrees 53 minutes 22 seconds West along said right-of-way for a distance of 416.90 feet to a point lying on said right-of-way and marking the beginning of a curve to the right having a radius of 3969.72 feet, a delta angle of 12 degrees 41 minutes 41 seconds, a chord bearing of North 19 degrees 32 minutes 32 seconds West and a chord length of 877.75 feet; thence run along said right-of-way and the arc of said curve for a distance of 879.55 feet to the POINT OF BEGINNING of the easement herein described, said point also lying on said right-of-way; thence leaving said right-of-way run South 87 degrees 32 minutes 05 seconds West for a distance of 50.00 feet to a point; thence run North 12 degrees 56 minutes 32 seconds West for a distance of 35.00 feet to a point; thence run North 87 degrees 32 minutes 05 seconds East for a distance of 50.00 feet to a point lying on said right-of-way and on a curve to the left having a radius of 3969.72 feet, a delta angle of 00 degrees 30 minutes 19 seconds, a chord bearing of South 12 degrees 56 minutes 32 seconds East and a chord distance of 35.00 feet; thence run along said right-of-way and the arc of said curve for a distance of 35.00 feet to the POINT OF BEGINNING. Said easement contains 1,720 sq. feet or 0.04 acre(s), more or less.

EXHIBIT "B"**Legal Description of the Property**

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

A parcel of land in the Northeast quarter of the Northwest quarter of Section 12 Township 21 So. Range 3 West. Commencing at a rail and concrete monument, found at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 12. Thence N 88° 45' 57" W along the South line of said Sixteenth Section, a distance of 675.42 feet to the Southwest right of way of Interstate Hwy. I-65 to a ½" rebar set with a cap stamped S. Wheeler CAO0502 at a point of beginning. Thence N 88° 45' 57" W along the South line of said Sixteenth Section a distance of 122.12 feet to the right of way of old Hwy. 31 to a 4" rebar set with a cap stamped S. Wheeler CA0502 thence N 23° 22' 54" W along the right of way of said old Hwy. 31 a distance of 426.84 feet to a 1/2 rebar set with cap stamped S. Wheeler CA0502, thence N 44° 54' 45" a distance of 153.95 feet to a 2" rebar set with a cap stamped S. Wheeler CA0502 on the SW right of way of Interstate Hwy. I-65 thence South 24° 29' 21" E along the right of way of Interstate Hwy. I-65 a distance 218.38 feet to a point thence along a curve to the right of said right of way having a radius of 3963.26 feet and a chord bearing of S15° 22' 00" East an arc of 113.66 feet thence along a curve to the right of said right of way having a radius of 3963.26 feet and a chord bearing of S 17° 40' 07" E an arc distance of 204.80 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/21/2025 03:21:01 PM
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Allen S. Bayl