

GRANT OF EASEMENT

* UNITED STATES OF AMERICA

*

*

BY: JOHNNY W. REESE

* STATE OF ALABAMA

TO: TLC PROPERTIES, LLC

* COUNTY OF SHELBY

This Grant of Easement (this "Agreement") is made this 18th day of September, 2025, by and between Johnny W. Reese, whose address is 1196 Highland Village Trail, Birmingham, Alabama 35242 ("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.

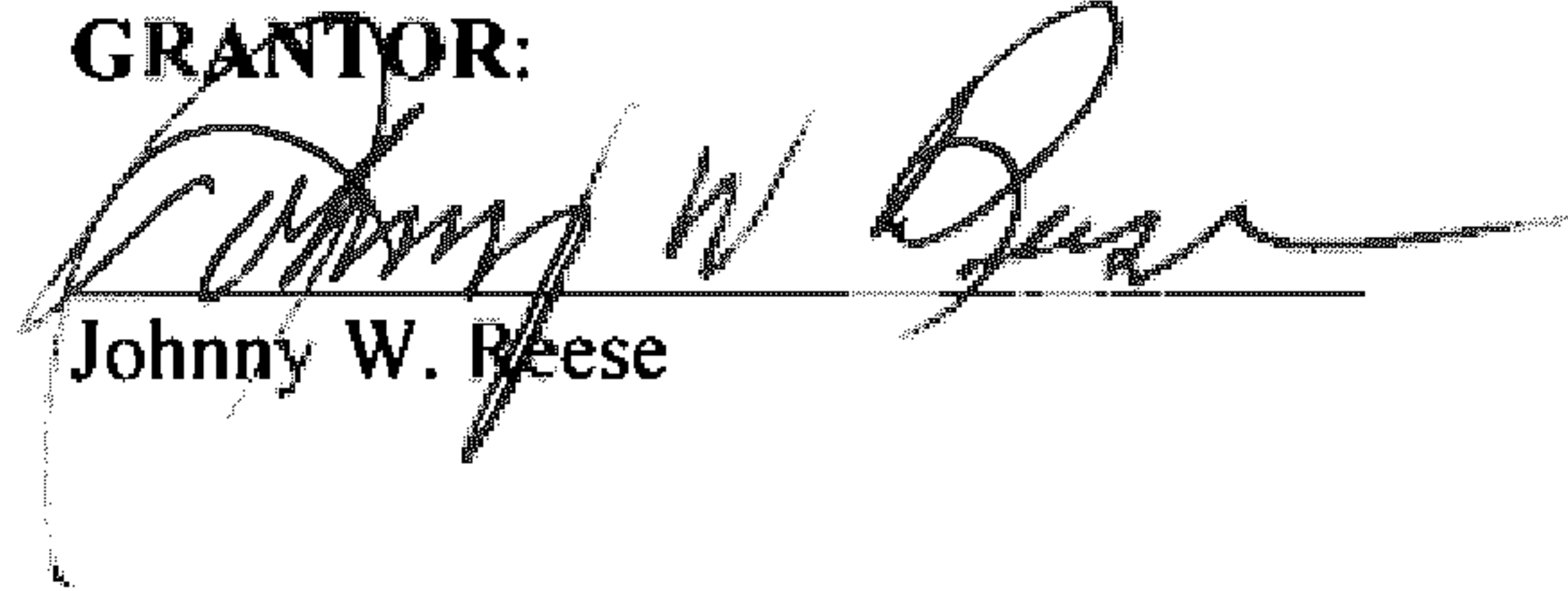
This Agreement may be executed in any number of counterparts, each of which shall be deemed an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. If executed in multiple counterparts, this Agreement shall become binding 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:


Johnny W. Reese

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny W. Reese, 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, he executed the same voluntarily.

Given under my hand this 18th day of September, 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 ALABAMA

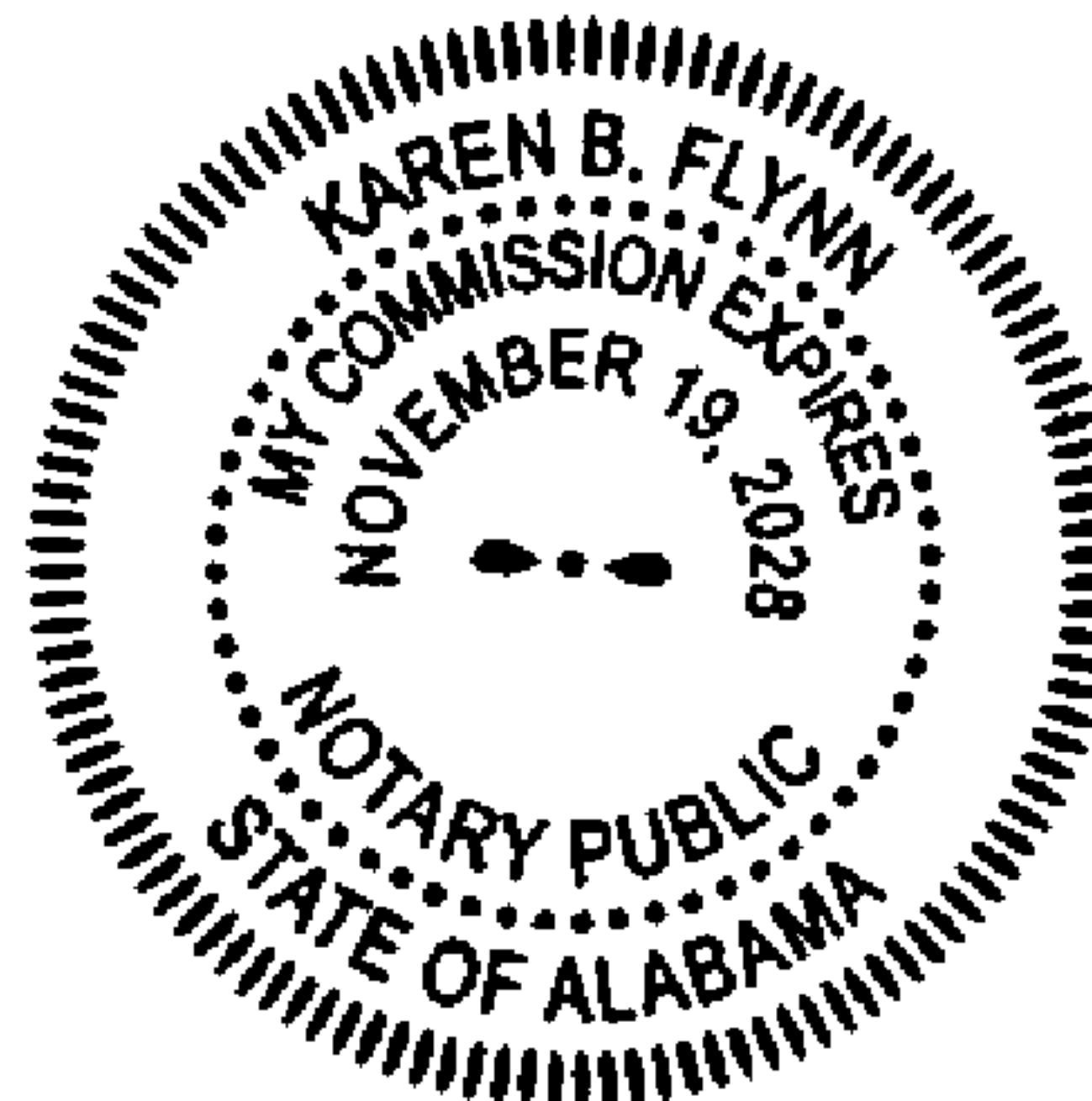


EXHIBIT "A"**Legal Description of the Sign Location Easement**

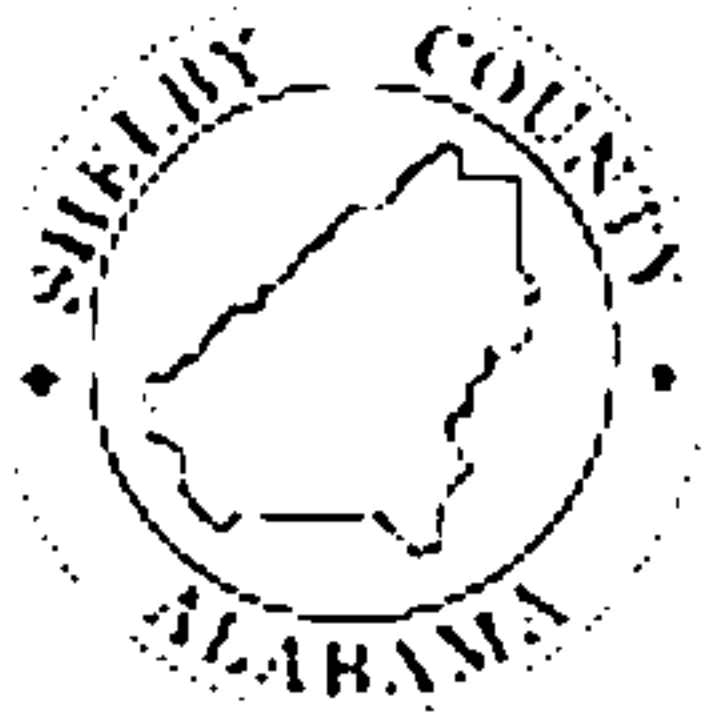
An easement over and across a portion of Lot 3 CSV Addition to Alabaster Plat No. 2 Resurvey as recorded in Plat Book 60, Page 14 in the Office of the Judge of Probate for Shelby County, Alabama and being situated in the Northeast One-Quarter of Section 02, Township 21 South, Range 03 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found capped rebar stamped (GSA) marking the Southeast corner of said Lot 3 and marking the intersection of the Northerly Right of Way of Alabama Highway 119 (Right of Way varies) and a point on the Westerly Right of Way for CSX Transportation Railroad (100' Right of Way), thence leaving the Northerly Right of Way for Alabama Highway 119, run North 27 degrees 01 minutes 51 seconds West along the Westerly Railroad Right of Way and along the East line of Lot 3 for a distance of 200.69 feet to a point, said point lying on a curve to the right with a radius of 1959.86 feet, a central angle of 03 degrees 48 minutes 30 seconds, a chord bearing of North 25 degrees 07 minutes 36 seconds West and a chord distance of 130.24 feet; thence run along the arc of said curve and along said Railroad Right of Way and the East line of said Lot 3 for a distance of 130.27 feet to the POINT OF BEGINNING of the easement herein described; thence leaving said Railroad Right of Way, run South 70 degrees 35 minutes 42 seconds West for a distance of 55.00 feet to a point; thence run North 23 degrees 00 minutes 10 seconds West for a distance of 15.03 feet to a point; thence run North 70 degrees 35 minutes 42 seconds East for a distance of 55.00 feet to a point on the aforementioned Westerly Right of Way of CSX Railroad and the East line of said Lot 3, said point lying on a curve to the left with a radius of 1959.86 feet, a central angle of 00 degrees 26 minutes 22 seconds, a chord bearing of South 23 degrees 00 minutes 10 seconds East and a chord distance of 15.03 feet; thence run along the arc of said curve and along said Westerly Railroad Right of Way and the East line of Lot 3 for a distance of 15.03 feet to the POINT OF BEGINNING. Said easement contains 825 square feet or 0.02 acres more or less.

EXHIBIT "B"

Legal Description of the Property

Lot 3 according to CVS Addition to Alabaster Plat No. 2 Resurvey as recorded in Plat Book 60, Page 14 in the office of the Judge of Probate for Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2025 03:07:19 PM
\$35.00 PAYGE
20250918000287380

Allie S. Bayl