

APC Document # 72316321-001

EASEMENT – SECONDARY FACILITIES

STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by: Dean Fritz

Alabama Power Company
Corporate Real Estate
2 Industrial Park Drive
Peiham, AL 35124

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, **Mondragon Properties, LLC**, (hereinafter known as "Grantors", whether one or more) for and in consideration of One and No/100 Dollar (\$1.00) 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"), the following easements, rights, and privileges:

The right from time to time to construct, install, operate and maintain, upon, over, under and across a route to be selected by the Company, as determined by the actual location(s) in which the Company's facilities are to be installed, all poles, wires, conduits, anchors, guy wires, and other appliances and facilities useful or necessary in connection therewith (collectively "Facilities"), for the distribution of communications and secondary voltages. The width of the Company's right of way will extend five (5) feet on all sides of said Facilities as and where installed, whether the Facilities are located underground or overhead.

The easements, rights and privileges granted hereby shall apply to, and the word "Property" as used in this instrument shall mean a portion of the real property more particularly described in Instrument #20220829000337040, recorded in the Office of the Judge of Probate of the above-mentioned County in Alabama.

The Company is further granted all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said Facilities, the right to install, maintain, and use anchors and guy wires on land adjacent to said right of way, 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; and 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 Company, may now or hereafter endanger, interfere with, or fall upon any of said overhead facilities.

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 Dulce Cortez, its authorized representative, as of the 4th of February, 2026.

ATTEST (if required) or WITNESS:

Signature

Title

Mondragon Properties, LLC
GRANTOR

Dulce Cortez
Signature

Manager
Title

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

W.E. # A6170-00-AW26

Tax ID#: 33 1 12 4 005 001.000

¼, ¼ STR & LOC to LOC: SE ¼ of the SE ¼ of Section 12, Township 24 North, Range 15 East

All Facilities on Grantor: [Yes, less & except Road R/W] Electronically Filed: []

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CORPORATION/LLC NOTARY

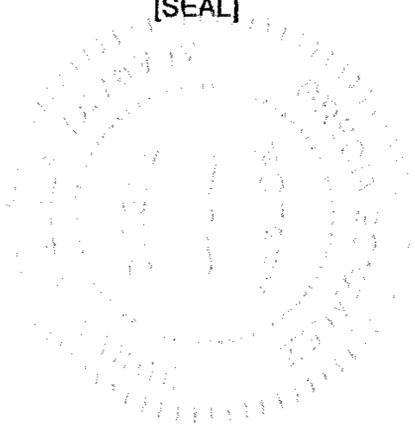
STATE OF AL

COUNTY OF Chilton

I, Gracia Gonzalez, a Notary Public, in and for said County in said State, hereby certify that Dulce Cortez, whose name as manager of Mondragon Properties, 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 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 5 day of February, 2026.

[SEAL]



[Signature]
Notary Public
My commission expires: 9/26/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2026 08:31:52 AM
\$26.00 JOANN
20260220000047550

Allie S. Bayl