



ELECTRIC TRANSMISSION LINE RIGHT OF WAY – *THE PURPOSE OF THIS BROCHURE IS TO EDUCATE PROPERTY OWNERS, DEVELOPERS, AND HOME BUILDERS ON THE “DO’S AND DON’T’S “WITHIN TRANSMISSION LINE RIGHTS OF WAY (R.O.W.).*

WHAT GIVES ALABAMA POWER COMPANY THE RIGHT:

Easements, also called *rights of way*, gives Alabama Power Company the right to use another landowner’s property in order to construct and maintain transmission facilities such as towers, poles, lines, guys, anchors, and all communication lines necessary or convenient in connection therewith. The easements also contain language specifying rights such as ingress/egress, which give Alabama Power Company the right to enter and leave (to and from) the transmission line rights of way.

Most Easements are perpetual in duration. As such, when property is sold and conveyed to another, the easements remain in effect and are binding on the new owner.

Webster’s dictionary defines an easement “as a legal interest in real property that grants the right to use in some specified manner the property of another.”

PURCHASING PROPERTY THAT TRANSMISSION LINES CROSS:

Buyers should inspect property before purchasing to determine whether an electric transmission line easement affects the property. While an easement can have a significant impact on the buyer’s plans to use the property, in many cases, an easement allows compatible uses.

The buyer should ask the seller or the closing attorney about the presence of an easement. Most title searches only go back 30-40 years, and in many cases, these transmission line easements were granted 75-100 years ago.

Please note however, that easements remain valid even if they are not shown on the title report.

You may also call your areas Right Of Way Specialist assigned to your area, so they can review the applicable Alabama Power Company Right of Way document(s) that cover the subject property.

ALABAMA POWER COMPANY IS VERY CONCERNED ABOUT THE SAFETY AROUND ITS ELECTRIC LINES AND URGES LANDOWNERS AND OTHERS TO USE EXTREME CAUTION WHEN UNDER OR NEAR ANY OVERHEAD ELECTRIC LINES!



ALABAMA POWER COMPANY CONSIDERS AN ENCROACHMENT AS ANYTHING ON THE RIGHTS OF WAY (R.O.W) THAT IS NOT SPECIFIED WITHIN THE R.O.W DOCUMENT. HOWEVER, SOME ENCROACHMENTS ARE ACCEPTABLE AND DO NOT IMPEDE THE R.O.W. USE, WHILE OTHERS ARE DISCOURAGED OR NOT ALLOWED AT ALL.

ALLOWED ENCROACHMENTS:

- Agricultural grazing and farm
- Residential lawns
- Ornamental plants not to exceed 10' height, block or impede R.O.W. usage
- Pasture Fencing that must have a minimum 16' access gate
- Hunting Food Plots

DISCOURAGED ENCROACHMENTS:

- Field lines as they can be damaged while traversing R.O.W.
- Lighting Standards
- Parallel Roads and streets on the R.O.W. These private roads may become permanent public streets in the future that could place at high risk and undermine the integrity of applicable Alabama Power Company transmission facilities.

UNALLOWED ENCROACHMENTS:

- Permanent Structures of any kind-has foundation or outbuildings of any kind.
- House trailers
- Swimming Pools
- Satellite Antennas or Dishes
- Manholes
- Plants that exceed 10' height in maturity or impeded or obstruct R.O.W.

IT IS ALWAYS BEST TO CONTACT ONE OF ALABAMA POWER COMPANY'S RIGHT OF WAY SPECIALIST TO DISCUSS ANY POTENTIAL PLANS TO ENCROACH ON ITS R.O.W. BY DOING SO, ANY POTENTIAL ISSUES CAN BE ADDRESSED BEFORE AN INVESTMENT IS MADE INTO THE ENCROACHMENT!



BEFORE ANY ALLOWABLE ENCROACHMENT IS TO BE PLACED ON ALABAMA POWER COMPANY R.O.W., A TENANT-AT-WILL AGREEMENT (TAW) WILL NEED TO BE SUCCESSFULLY NEGOTIATED AND EXECUTED.

TENANT-AT-WILL AGREEMENT (TAW):

Is a legal document that specifies conditions for allowable encroachments. They provide acknowledgment of R.O.W., and legal protection for both parties.

MY PROPERTY HAS A TRANSMISSION LINE EASEMENT "ATTACHED" TO IT, CAN I USE IT:

Transmission line easements do give Alabama Power Company the right to limit, and at times, force the removal of an encroachment at the owner's expense from Transmission line rights of way. It is best to contact your local Right of Way Specialist with Alabama Power Company to discuss the compatible uses of the electric transmission line right of way.

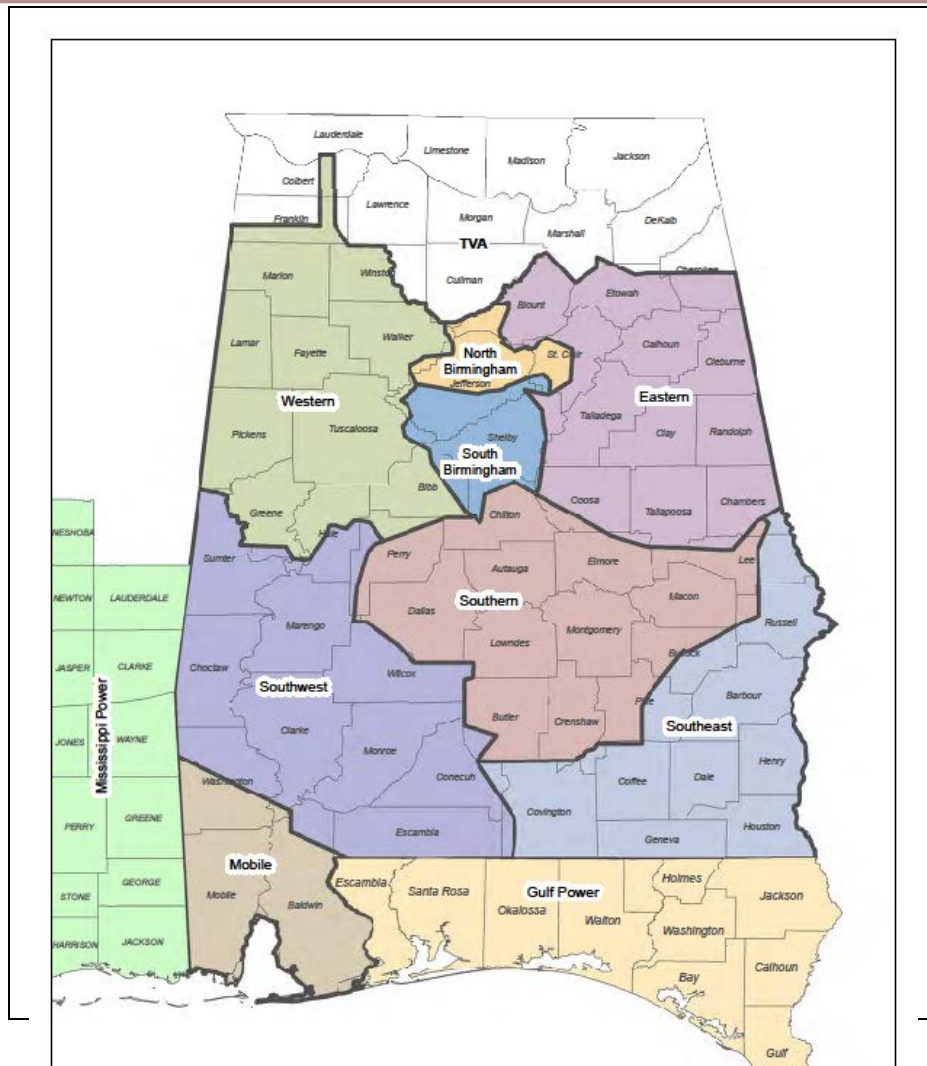
I AM A HOME BUILDER/DEVELOPER AND I NOTICE ELECTRIC TRANSMISSION LINES ON A JOB I AM WORKING ON:

Alabama Power Company considers safety a preeminent concern. Please notify your local Alabama Power Company Right of Way Specialist to review the proposed encroachment(s) and what type of documentation will be required.

ALABAMA POWER

A SOUTHERN COMPANY

ALABAMA POWER COMPANY RIGHT OF WAY SPECIALIST WORK LOCATION AND CONTACT INFO.



MOBILE DIVISION:

Mike McCrary, (251) 694-2237

SOUTHWEST DIVISION:

William Tidwell, (205) 257-7102

SOUTHEAST DIVISION:

Sam Brannon, (334) 616-4219

SOUTHERN DIVISION:

Jason McDade, (334)832-3391

WESTERN DIVISION:

John Manasco, (205) 349-6814

SOUTH BIRMINGHAM DIVISION:

Nickie VanPelt, (205) 257-2106

NORTH BIRMINGHAM DIVISION:

Luke Brown, (205) 257-5779

EASTERN DIVISION:

Josh Abercrombie, (256) 231-3455

R.O.W SERVICES SUPERVISOR:

John Chitwood, (205) 257-3667

ALABAMA POWER COMPANY TRANSMISSION HELPLINE 1-877-891-2079