Estimated Value $500.00

STATE OF ALABAMA
COUNTY OF Shelby

BELLSOUTH

B416-C-AL
(05-2002)

20060815000396420 1/3 $17.50
Shelby Cnty Judge of Probate, AL
08/15/2006 09:46:58AM FILED/CERT

Preparer's name and address:
(Return document to the BellSouth address on back)

Becky Grinder
118 Cedar Cove Drive
Pelham, AL 35124

EASEMENT

For and in consideration of one dollars ($ 1.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia Corporation, its licensees, agents, successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, stand by generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in Deed Book _____, page _____, Shelby County, Alabama Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 27, Township 20S., Range 2W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (strip) (parcel) of land 30ft X 30ft with 15ft X 30 Access Strip as shown on attached survey and hereby made a part of This document. ATTACHMENT A

The following rights are also granted: the exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc., its licensees, agents, successors, assigns, and allied and associated companies forever and in perpetuity.

Grantor warrants that grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

PMT 69164

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SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

BellSouth To provide paving for Access and site (~~concrete~~) Asphalt GL BA.
BellSouth to pay developer ~~$900~~ $1,500 GL BA for landscaping as agreed upon.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 21st day of July, 2006

Signed, sealed and delivered in the presence of:

Witness

Mobley Development, INC.
Name Of Corporation

By: J. Steven Mobley

Witness

Title: J. STeven Mobley, President

Attest:

State of Alabama, County of Jefferson

I Linda W. Roberts, Notary Public in and for said County in Alabama, hereby certify that J. Staven Mobley whose name as President of the Mobley Development, Inc, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 21st day of July, 2006

Linda W. Roberts
Notary Public

My Commission Expires: 3-29-09

Grantor's Address:

Grantee's Address:
BellSouth Telecommunications, Inc.
3196 Highway 280 South
Room 102N
Birmingham, AL 35243

TO BE COMPLETED BY BELLSOUTH TELECOMMUNICATIONS, INC.

District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plat Number	RWID
Approval		Title	

ATTACHMENT A

BALLANTRAE CLUB DRIVE

BALLANTRAE ROAD

FIRE STATION

20060815000396420 3/3 $17.50
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Shelby County, AL 08/15/2006
State of Alabama

Deed Tax: $.50

5' ESMT.

30.00

15'

30.00

30.00

1301

A Parcel of land situated in the SW 1/4 of Secion 27, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of said Section 27; thence N.02°35'42"W., a distance of 1,219.94 feet; thence N.87°24'18"E., a distance of 1,580.26 feet to the POINT OF BEGINNING; thence S.87°24'24"E., a distance of 19.02 feet; thence S.02°40'22"W., a distance of 7.50 feet; thence S.87°19'38"E., a distance of 30.00 feet; thence N.02°40'22"E., a distance of 30.00 feet; thence N.87°18'44"W., a distance of 30.00 feet; thence S.02°40'22"W., a distance of 7.50 feet; thence N.87°24'24"W., a distance of 19.04 feet; thence S.02°35'36"W., a distance of 15.00 feet to the POINT OF BEGINNING.
Containing 0.0272 acres, more or less.

R.C. FARMER
AND ASSOCIATES, INC.
SURVEYORS * MAPPERS * PLANNERS
246 YEAGER PARKWAY PELHAM, AL. 35124
TP 205-664-2566 : FAX 664-2616

DRAWN BY: BC	DATE: 8-10-06
CHECKED BY: RCF	DRAWING NO.: C:/SURVEYS/ASHLEY/7327.DWG
JOB NO.: 7327	SHEET: 1 OF 1