

20070418000178780 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/18/2007 09:33:08AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby



8416-C-AL
(12-2006)

Preparer's name and address:

Becky Grinder
118 Cedar Cove Drive
Pelham, AL 35124

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

EASEMENT

For and in consideration of five thousand dollars (\$ 5,000.00) 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, standby 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 20050419000183620, 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 2, Township 19S, Range 2W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 15 ft x 15 ft and a strip 5ft wide running from easement to Inverness Parkway for buried cable and a 7 ft x 20 ft strip for a pull off Kerry Downs Rd 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.

Shelby County, AL 04/18/2007
State of Alabama

Deed Tax: \$5.00

PMT 72960



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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:

The lump sum amount paid to property owner by BellSouth includes \$1500 for landscaping the area around the BellSouth easement. BellSouth to concrete the access pull off from Kerry Downs Rd.

BellSouth to restore any disturbed surface to pre-built condition. Contact Country Club before boring to locate irrigation lines. Jeremy 980-5272.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 20 day of February, 2007.

Signed, sealed and delivered in the presence of:

Becky Givner
Witness
(Print Name)

Susan Pellegrini
Witness
(Print Name) Susan Pellegrini

Inverness Holding, LLC

Name of Corporation

(Address)

1 Country Club Dr.

Birmingham, AL 35242

By: Bill Ochsenhirt
Title: **Owner- Bill Ochsenhirt**

Attest: _____

State of Alabama, County of _____

I, _____, Notary Public in and for said County in Alabama, hereby certify that _____ whose name as _____ of the _____, 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 _____ day of _____, _____.

My Commission Expires: _____

Notary Public
(Print Name) _____

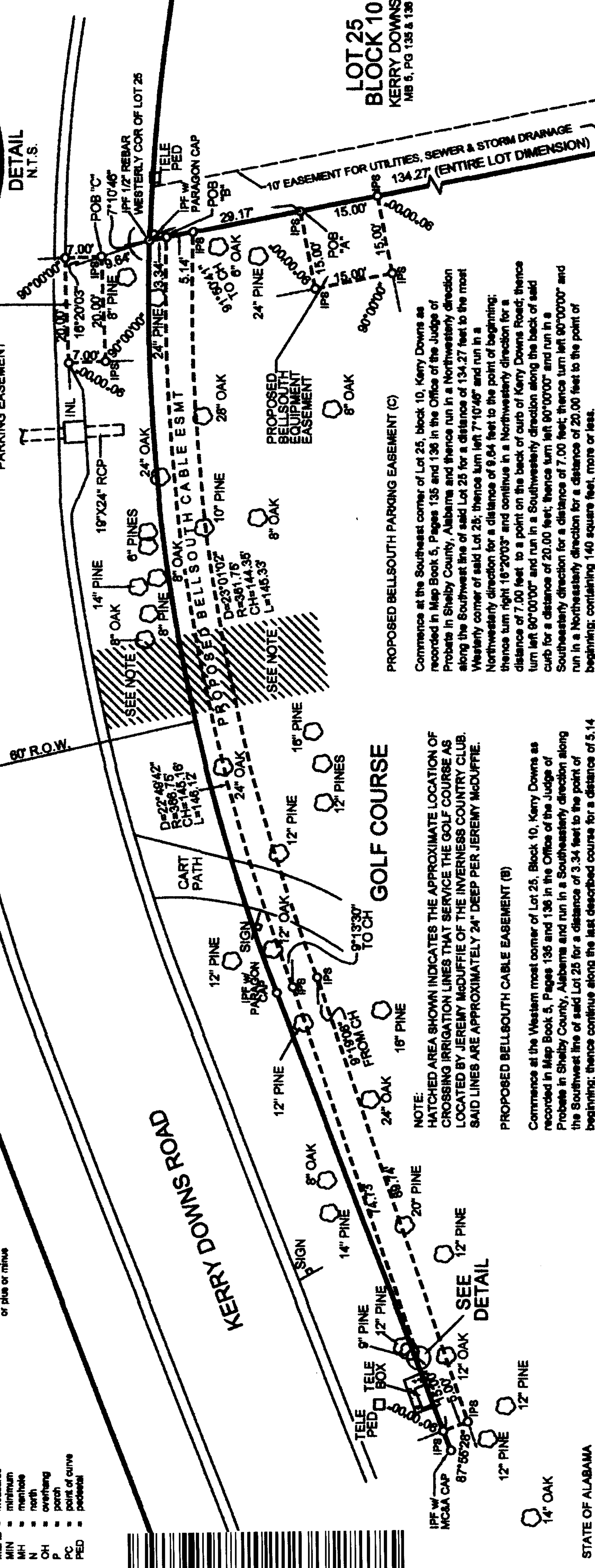
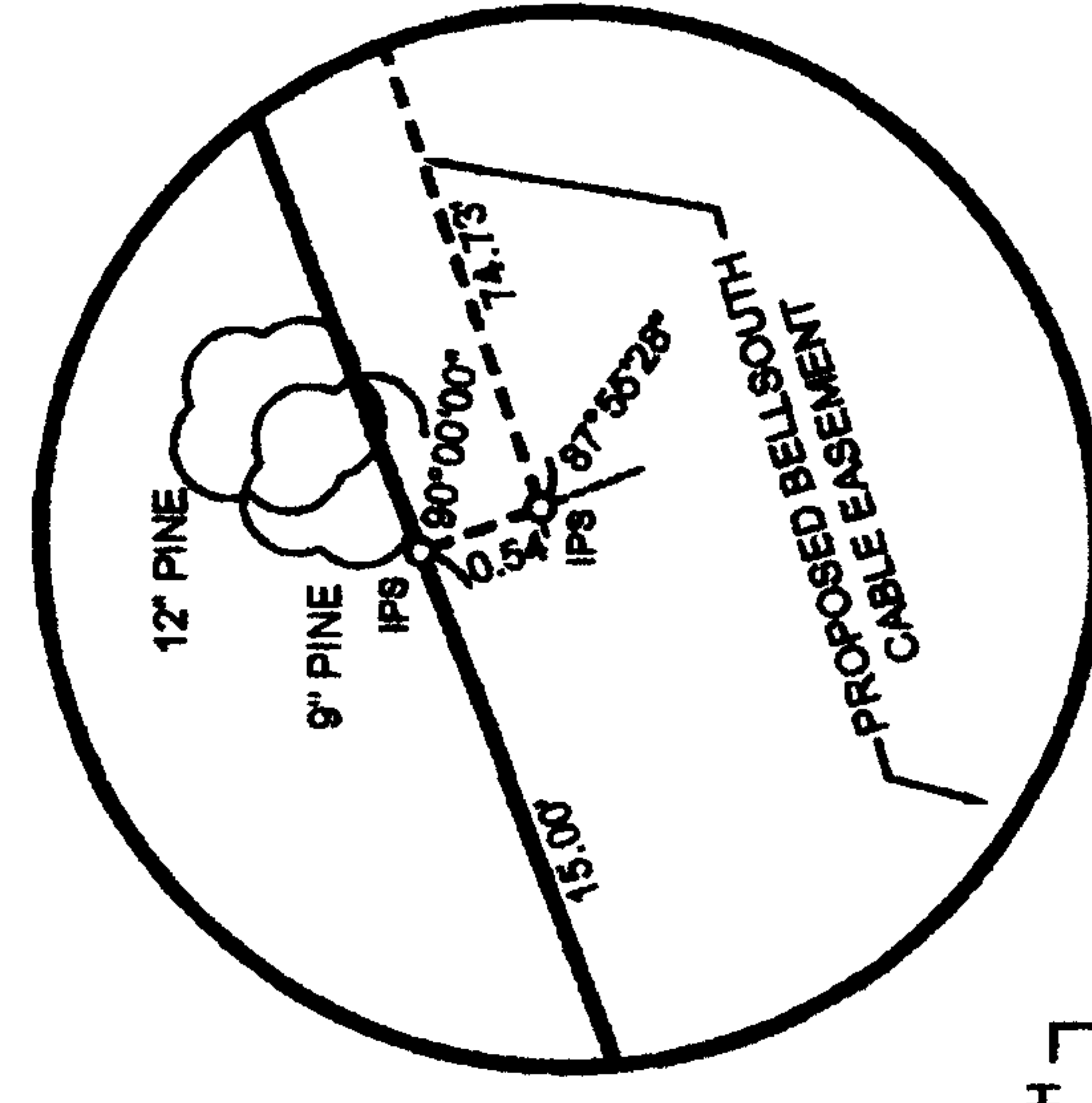
TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District North Alabama - SE	FRC	Wire Center/NXX BRH MALOM	Authority
Drawing	Area Number	Plat Number	RWID
Approval	Title ROW Coordinator		

ATTACHMENT A

- | | | | |
|------|----------------------------|------|--|
| ASPH | = asphalt | POB | = point of beginning |
| BLDG | = building | POC | = point of commencement |
| CALC | = calculated | PT | = point of tangency |
| CAP | = capped iron | PVMT | = pavement |
| CB | = cable box | R | = radius |
| CH | = centerline | REC | = recorded |
| CL | = chord | RES | = residence |
| CONC | = concrete | ROW | = right of way |
| COR | = corner | S | = south |
| C | = covered | SAN | = sanitary |
| D | = deflection | STM | = storm |
| E | = east | SVR | = sewer |
| ESMT | = easement | SYN | = synthetic |
| FC | = fence | TELE | = telephone |
| FD | = found | UTIL | = utility |
| FW | = fence post | U | = uncovered |
| GW | = guy wire | WM | = water meter |
| HW | = headwall | YI | = yard inlet |
| INL | = inlet | . | = degrees, in minutes, in seconds, in bearings or angles |
| IPF | = iron pin found | . | = bearings or angles |
| IPF | = iron pin found w/BSV cap | . | = bearings or angles |
| IPB | = iron pin set w/BS cap | . | = feet, in distance |
| L | = length | AC | = acres |
| MB | = mail box | ± | = more or less, or plus or minus |
| MEAS | = measured | | |
| MIN | = minimum | | |
| MH | = manhole | | |
| N | = north | | |
| OH | = overhang | | |
| P | = porch | | |
| PC | = point of curve | | |
| PED | = pedestal | | |

BEING PART OF
PARCEL I.D. NUMBER: 10-1-02-0-003-060.000
INVERNESS HOLDINGS, LLC.
1 COUNTRY CLUB DRIVE
BIRMINGHAM, AL 35242



PROPOSED BELLSOUTH EQUIPMENT EASEMENT (A)

Commence at the Western most corner of Lot 25, Block 10, Kerry Downs as recorded in Map Book 5, Pages 135 and 136 in the Office of the Judge of Probate in Shelby County, Alabama and thence run in a Southeasterly direction along the Southwest line of said Lot 25 for a distance of 25.17 feet to the point of beginning; thence continue along the last described course for a distance of 15.00 feet; thence turn right 90°00'00" and run in a Southeasterly direction for a distance of 15.00 feet; thence turn right 90°00'00" and run in a Northwesterly direction for a distance of 15.00 feet; thence turn right 90°00'00" and run in a Northwesterly direction for a distance of 15.00 feet to the point of beginning; containing 75 square feet, more or less.

PROPOSED BELLSOUTH CABLE EASEMENT (B)

Commence at the Western most corner of Lot 25, Block 10, Kerry Downs as recorded in Map Book 5, Pages 135 and 136 in the Office of the Judge of Probate in Shelby County, Alabama and thence run in a Southeasterly direction along the Southwest line of said Lot 25 for a distance of 3.34 feet to the point of beginning; thence continue along the last described course for a distance of 5.14 feet to a point on a curve to the left having a central angle of 23°01'02" and a radius of 361.75 feet; thence turn right 91°50'41" to the chord of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 145.33 feet; thence turn left 91°50'41" from said chord and run in a Southeasterly direction for a distance of 89.74 feet; thence turn right 87°55'28" and run in a Northwesterly direction for a distance of 5.00 feet to a point on the Southeasterly right of way of Kerry Downs Road; thence turn right 90°00'00" and run in a Northwesterly direction along said right of way for a distance of 15.00 feet; thence turn right 90°00'00" and run in a Southeasterly direction for a distance of 0.54 feet; thence turn left 87°04'32" and run in a Northwesterly direction for a distance of 74.73 feet to a point on a curve to the right having a central angle of 22°49'42" and a radius of 366.75 feet; thence turn right 8°14'23" to the chord of said curve and run in a Northwesterly direction along the arc of said curve for a distance of 146.12 feet to the point of beginning; containing 1,182 square feet, more or less.

PROPOSED BELLSOUTH PARKING EASEMENT (C)

Commence at the Southeast corner of Lot 25, Block 10, Kerry Downs as recorded in Map Book 5, Pages 135 and 136 in the Office of the Judge of Probate in Shelby County, Alabama and thence run in a Northwesterly direction along the Southwest line of said Lot 25 for a distance of 134.27 feet to the most Westerly corner of said Lot 25; thence turn left 7°10'46" and run in a Northwesterly direction for a distance of 9.64 feet to the point of beginning; thence turn right 16°20'03" and continue in a Northwesterly direction for a distance of 7.00 feet to a point on the back of curb of Kerry Downs Road; thence turn left 90°00'00" and run in a Southeasterly direction along the back of said curb for a distance of 20.00 feet; thence turn left 90°00'00" and run in a Southeasterly direction for a distance of 7.00 feet; thence turn left 90°00'00" and run in a Northwesterly direction for a distance of 20.00 feet to the point of beginning; containing 140 square feet, more or less.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. According to my survey of February 26, 2007. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Surveying Solutions, Inc.
5611 Highway 280 E, Ste 314
Birmingham, AL 35242
Tel: 901-999-9999 Fax: 901-999-9999
Order No. 87515
Purchase: Bellsouth
Type of Survey: Easement Survey

Gayland D. Martin, Reg. L.S. #22679

300-07

Date of Signature