



20161227000470000 1/4 \$24.50
Shelby Cnty Judge of Probate, AL
12/27/2016 03:16:09 PM FILED/CERT

\$500.00/KK

STATE OF ALABAMA
COUNTY OF SHELBY

8416-C-AL
(01-2013)

Preparer's name and address:

Morris McCarra
12280 Schamberville Lane
Collinsville, MS 39325
601.479.9691

Grantee's Address: BellSouth Telecommunications,
LLC, d/b/a AT&T Alabama
3196 Highway 280 E
Room 102 N
Birmingham, AL 35243

EASEMENT

For and in consideration of Ten & no/100 dollars (\$ 10.00) 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, LLC, a Georgia limited liability company, 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 2015, page 1228000440570, 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 25, Township 21 South, Range 3 East, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land as shown on Exhibit "A" (Survey) attached and made a part of this document.

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, LLC, d/b/a AT&T Alabama 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 12/27/2016
State of Alabama
Deed Tax: \$.50



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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:

In witness whereof, the undersigned has/have caused this instrument to be executed on the 13 day of
December, 2016

Signed, sealed and delivered in the presence of:

MALLARD LANDING DEVELOPMENT, LLC.
an Alabama Limited Liability Company

Name of Company/Corporation

[Signature]
Witness
(Print Name) Jessica Campbell

(Address) 3360 Davey Allison Boulevard
Hueytown, AL 35023
205.744.2230

Witness
(Print Name) _____

By: [Signature]
Title: Managing Member

Index: NE1/4 of NE1/4 of 25-21S-3E

Attest: _____

State of Alabama, County of Jefferson

I, Laurelee Smith, Notary Public in and for said County in Alabama, hereby
certify that Jason E Spinks
whose name as managing member of the _____
a company/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 company/corporation.

Given under my hand this 13th day of April Dec, 2014 2016

MY COMMISSION EXPIRES
JUNE 15, 2019

[Signature]
Notary Public
(Print Name) Laurelee Smith

My Commission Expires: _____

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

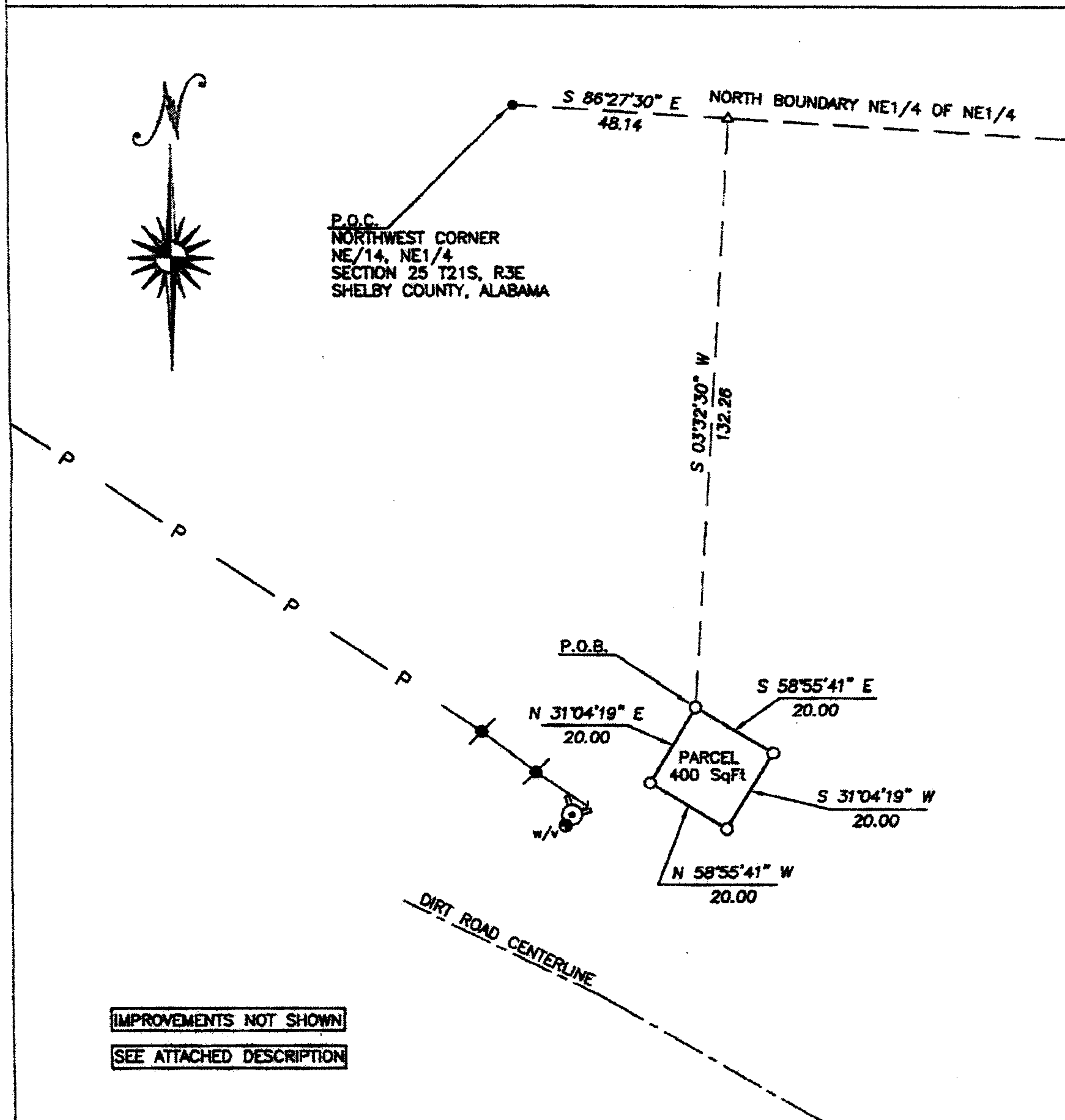
District	FRC	Wire Center/NOX	Authority
Drawing	Area Number	Plot Number	RWID
Approval	Title		

EXHIBIT "A"

A SURVEY OF PART OF NE1/4 OF NE1/4
SECTION 25 T21S, R3E
SHELBY COUNTY, ALABAMA



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IMPROVEMENTS NOT SHOWN

SEE ATTACHED DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do hereby certify 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.

Witness my hand this the 12th day of Dec 2016.

David R. Herndon, P.L.S.
Alabama License No. 14105

LEGEND

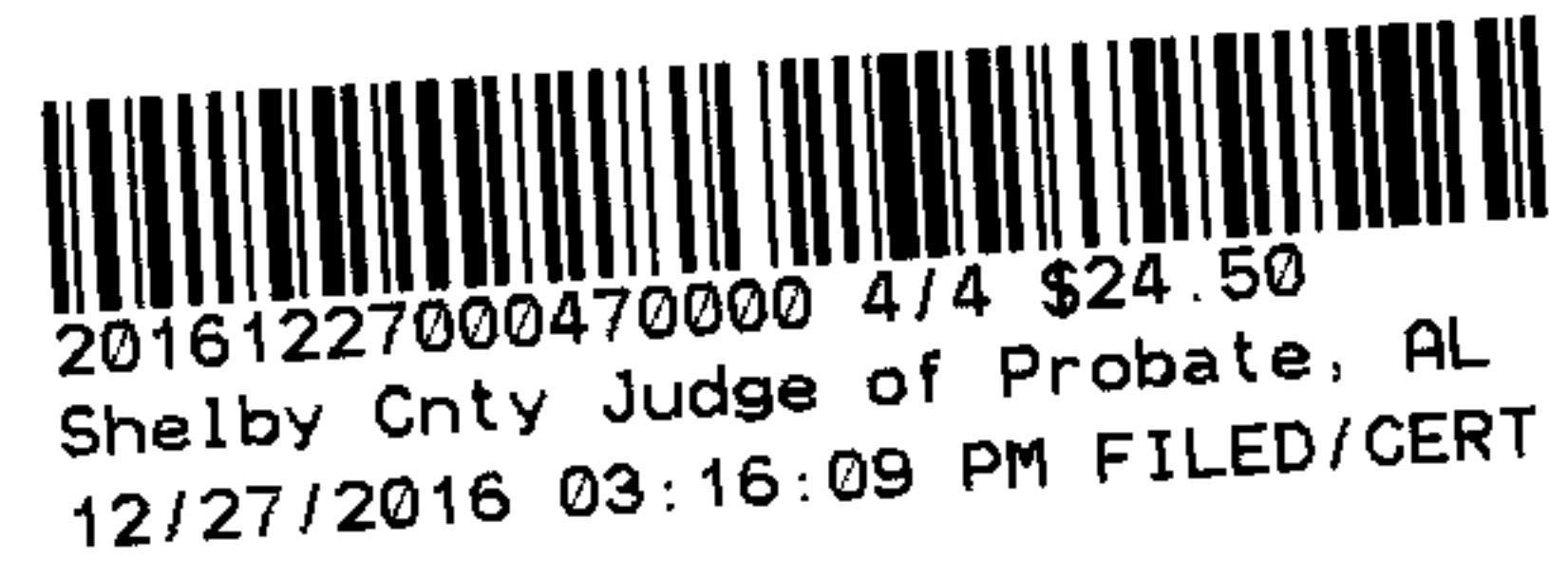
- IRON FOUND
- 1/2" REBAR and CAP SET
- △ CALCULATED POINT-NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ⊙ UTILITY POLE W/ GUY WIRE
- ⊙ UTILITY POLE W/O GUY WIRE
- P- POWER LINE
- W/V WATER VALVE
- ⊙ FIRE HYDRANT



HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003 - Fax (205) 333-0178
mike@hhassurveyors.com

Drawn By JCP	Field Work 12/9/16
Scale 1"=30'	Surveyed By 1"=30'
Date 12/12/16	Appd. By DRH
Survey Type BOUNDARY	Source of Information D.B. 2015 PG. 1228000440570
Job No. 1612-002	Drawing No. 1612-002



STATE OF ALABAMA
SHELBY COUNTY

Part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 21 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 25; thence run South 86 degrees, 27 minutes, 30 seconds East, along the north boundary of said Quarter Quarter 48.14 feet to a calculated point; thence run South 03 degrees, 32 minutes, 30 seconds West, 132.26 feet to a ½ inch capped rebar set, said point being the Point of Beginning; thence run South 58 degrees, 55 minutes, 41 seconds East, 20.00 feet to a ½ inch capped rebar set; thence run South 31 degrees, 04 minutes, 19 seconds West, 20.00 feet to a ½ inch capped rebar set; thence run North 58 degrees, 55 minutes, 41 seconds West, 20.00 feet to a ½ inch capped rebar set; thence run North 31 degrees, 04 minutes, 19 seconds East, 20.00 feet to the Point of Beginning.

Said parcel containing 400 square feet, more or less.