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Shelby Cnty Judge of Probate, AL
08/25/2022 12:21:28 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

8416-IAL
(06-2019)

Preparer's name and address:

Stoney Goodman
106 West Mississippi Ave. 2nd Floor
Ruston, LA 71270

Grantee's Address:

BellSouth Telecommunications, LLC, d/b/a AT&T Alabama

2155 Old Shell Road
Mobile, AL 36607

Jonathan Blankinchip, Manager

EASEMENT

For and in consideration of Ten & 00/100 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, d/b/a AT&T Alabama**, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands described in Deed Book Ins # 20140121000018200 & 20140121000018150 , page Lot 1BB & Lot 1AA , 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 _____, Township _____, Range _____, Meridian, SHELBY County, State of Alabama, consisting of a (☒ strip) (☐ parcel) of land as indicated on attached exhibit "A" hereof made apart of this document

The following rights are also granted: the exclusive right to allow any other person, firm, or corporation to attach wires, antennas, or communications equipment or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) 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 conduct site evaluations and/or other above and below ground tests and surveys deemed necessary by Grantee, 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, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns 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.



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Page 2

SPECIAL STIPULATIONS OR COMMENTS:

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

AT&T cables buried in a 5 foot wide easement west side of Meadow Lake Farms, Calera, AL.

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

Signed, sealed and delivered in the presence of:

Witness

(Print Name)

Licky Ryan
Licky Ryan

Grantor

(Print Name
and Address)

Phyllis Freese

170 Meadow Lake Farms

Calera, AL 35040

L. S.

Witness

(Print Name)

Grantor

(Print Name
and Address)

L. S.

State of Alabama, County of

Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of August, 2022, within my jurisdiction, the within named Phyllis Freese who acknowledged that he (she) executed the above and foregoing instrument.

Notary Public

(Print Name)

Colby Key
Colby Key

My Commission Expires:

7/9/25

TO BE COMPLETED BY GRANTEE

District AL	FRC 85C	Wire Center/NXX CALRALMA/205668	Authority A025Z31
Drawing 10, 13-19	Area Number 11621	Plat Number Prop Sketch Tract 1.00	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.000 Lot 1AA	Approval & 28 1 02 0 000 015.011 Lot 1BB	Title	

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LEGEND

- FOUND MONUMENTATION
P.I.
CENTERLINE PROPOSED AT&T EASEMENT
PROPOSED EASEMENT LIMITS
PROPERTY LINE
SECTION LINE
EXISTING PIPELINE
FENCE
UNDERGROUND TELEPHONE
UNDERGROUND POWER
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT OF TERMINATION
P.O.B.
P.O.C.
P.O.T.

SHELBY COUNTY, ALABAMA

SECTION 2, T22S-R2W
TRACT 1A AND 1B OF A RESURVEY
OF A RESURVEY OF TRACT 1 OF
MEADOW LAKE FARMS,
(MAP BOOK 36, PAGE 70)
EXHIBIT "A"

Q PROPOSED 5' AT&T EASEMENT
(ROUTE "A")

Q PROPOSED 5' AT&T EASEMENT
(ROUTE "B" - SEE SHEET 2)

DETAIL "A"
N.T.S.

PHYLIS FREESE
DOC. NO. 20140121000018200

TRACT 1AA

P.O.B.
PROPOSED 5' AT&T EASEMENT
LAT: 33.14893730
LONG: -86.72319209
THIS POINT IS N15°47'01"E-4,014.72'
FROM THE P.O.C.

P.O.C.
FOUND 1/2" IRON PIPE
REPRESENTING
THE SOUTHWEST CORNER
OF SECTION 2, T22S-R2W
LAT: 33.13834230
LONG: -86.72685281

REVISIONS

REV.	DATE	BY	DESCRIPTION	CHK.
0	7/27/22	JMB	ISSUED FOR ACQUISITION	JMB

HUNT, GUILLOT & ASSOCIATES, L.L.C.

603 REYNOLDS DRIVE, RUSTON, LA 71270
(318)255-6825

FIRM LICENSE NO.: CA-1008-JS

JOB NO. 8-220032.13

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF:
BYERS ENGINEERING

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AT&T EASEMENT SURVEY

MEADOW LAKE FARMS

PHYLIS FREESE

CREATION DATE: 7/27/22

APPROVED: JMB

DATE: 7/27/22

SCALE: 1" = 100'

SHEET NO. 1 OF 2

REV. 0

8-220032.13-PLT-001

DOC. NO. 8-220032.13-PLT-001

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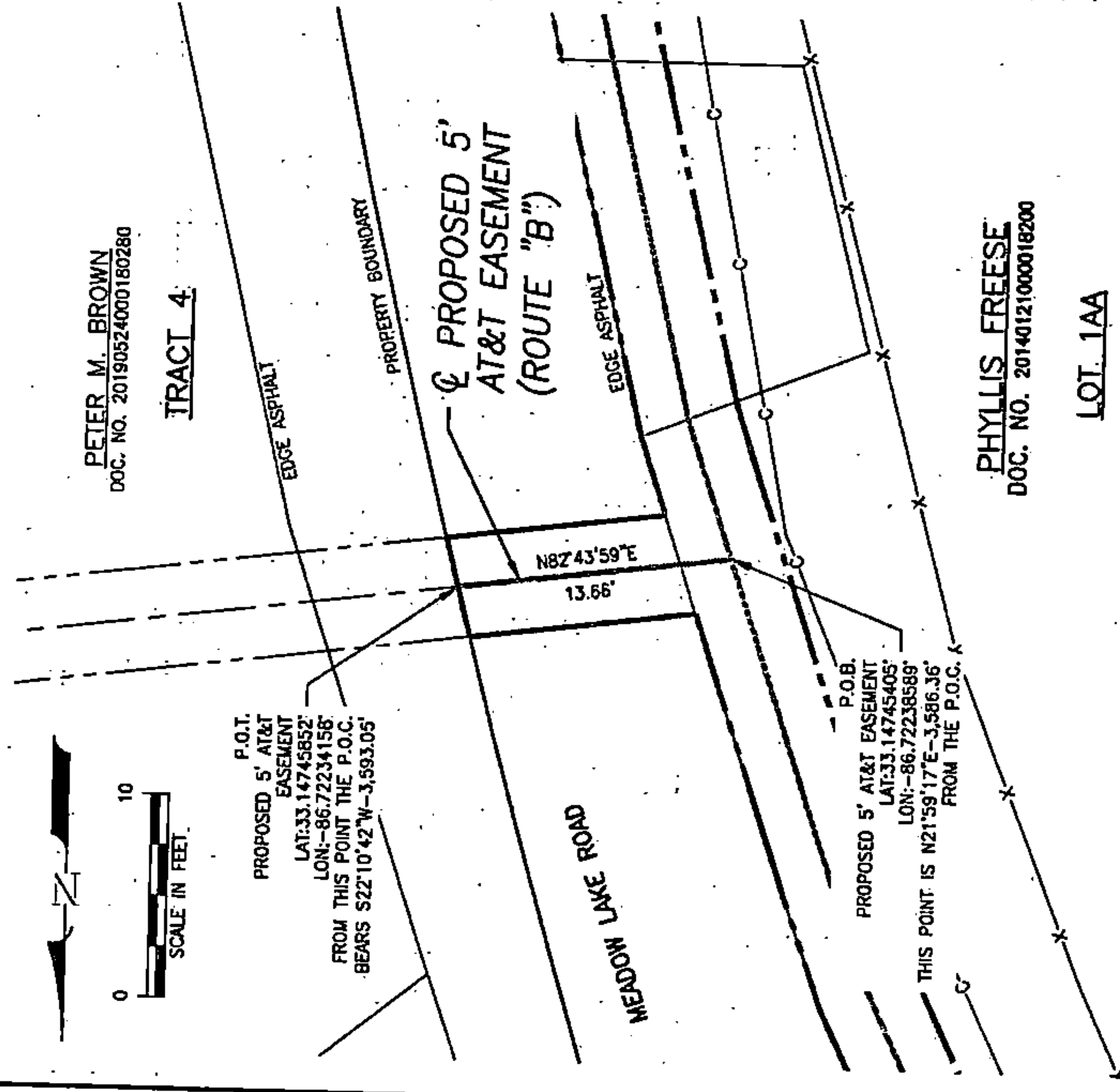
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SHELBY COUNTY, ALABAMA
SECTION 2, T22S-R2W
TRACT 1A AND 1B OF A RESURVEY
OF A RESURVEY OF TRACT 1 OF
MEADOW LAKE FARMS,
(MAP BOOK 36, PAGE 70)



LEGAL DESCRIPTION - ROUTE "B"

Centerline of a proposed 5-foot AT&T easement situated in Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, lying within the bounds of certain tracts acquired by Phyllis Freese, as per deed recorded under Doc. No. 20140121000018200, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, LLC, drawing number 8.220032.13-PLT-001, dated July 19, 2022, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13834230° and a Longitude of -86.72685281°; proceed N21°59'17"E, a distance of 3,586.36 feet to the POINT OF BEGINNING, and having a Latitude of 33.14745405° and a Longitude of -86.72238589°.

Thence, proceed N82°43'59"E, a distance of 13.66 feet to the POINT OF TERMINATION, having a Latitude of 33.14745852° and a Longitude of -86.72234158° from which point the above described 1/2-inch iron pipe bears S22°10'42"W, a distance of 3,593.05 feet, and having a total linear length of 13.66 feet on the premises.

The side lines of said easement extend or shorten to terminate and coincide on the respective property lines.

Said right of way contains 56 square feet or 0.001 acres on the premises.

LEGAL DESCRIPTION - ROUTE "A"

Centerline of a proposed 5-foot AT&T easement situated in Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, located adjacent to the west pavement edge of Meadow Lake Road and lying within the bounds of certain tracts acquired by Phyllis Freese, as per deeds recorded under Doc. No. 20140121000018200 and Doc. No. 20140121000018150, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, LLC, drawing number 8.220032.13-PLT-001, dated July 27, 2022, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13834230° and a Longitude of -86.72685281°; proceed N15°47'01"E, a distance of 4,014.72 feet to the POINT OF BEGINNING, and having a Latitude of 33.14893730° and a Longitude of -86.72319209°.

Thence, proceed S27°21'55"E, a distance of 34.96 feet; Thence, proceed S12°38'39"E, a distance of 46.14 feet; Thence, proceed S10°53'53"E, a distance of 45.45 feet; Thence, proceed S20°57'13"E, a distance of 62.80 feet; Thence, proceed S23°15'15"E, a distance of 29.43 feet; Thence, proceed S28°23'57"E, a distance of 10.18 feet; Thence, proceed S28°37'00"E, a distance of 34.57 feet; Thence, proceed S30°38'21"E, a distance of 10.77 feet; Thence, proceed S31°43'41"E, a distance of 37.07 feet; Thence, proceed S31°45'35"E, a distance of 46.38 feet; Thence, proceed S30°27'00"E, a distance of 60.67 feet; Thence, proceed S29°15'08"E, a distance of 92.92 feet; Thence, proceed S25°45'20"E, a distance of 63.79 feet; Thence, proceed S19°33'31"E, a distance of 7.54 feet; Thence, proceed S18°40'57"E, a distance of 21.91 feet; Thence, proceed S13°26'44"E, a distance of 32.44 feet; Thence, proceed S08°05'18"E, a distance of 64.10 feet; Thence, proceed S02°42'56"E, a distance of 42.04 feet; Thence, proceed S02°39'09"W, a distance of 39.32 feet; Thence, proceed S06°15'41"W, a distance of 36.79 feet; Thence, proceed S02°58'02"E, a distance of 28.26 feet; Thence, proceed S15°40'48"E, a distance of 26.21 feet; Thence, proceed S26°53'39"E, a distance of 21.22 feet; Thence, proceed S35°34'43"E, a distance of 27.89 feet.

P.O.B.
FOUND 1/2" IRON PIPE
REPRESENTING
THE SOUTHWEST CORNER
OF SECTION 2, T22S-R2W
LAT: 33.13834230°
LONG: -86.72685281°

HUNT, GUILLOT & ASSOCIATES, L.L.C. 603 REYNOLDS DRIVE, RUSTON, LA 71270 (318)255-6825		FIRM LICENSE NO.: CA-1008-LS JOB NO.: 8.220032.13- BYERS ENGINEERING		AT&T EASEMENT SURVEY MEADOW LAKE FARMS PHYLLIS FREESE	
THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF: NO COPY OR REPRODUCTION MAY BE MADE WITHOUT WRITTEN APPROVAL.		DRAWN BY: JMB APPROVED: JMB CREATION DATE: 7/19/22 APPR. DATE: 7/19/22 CFLS No.: 4025231		SHEET NO. 2 OF 2	
REV. DATE BY DESCRIPTION		0 7/19/22 JMB ISSUED FOR ACQUISITION		8.220032.13-PLT-001	
REVISIONS		CHK.		2 OF 2	