

BELLSOUTH
TELECOMMUNICATIONS ©

STATE OF ALABAMA

COUNTY OF SHELBY

EASEMENT

For and in consideration of TWENTY-FIVE HUNDRED dollars (\$2500.00) 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, 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 13, Township 20S, Range 3W, HUNTSVILLE Meridian, SHELBY County, State of Alabama, consisting of a (strip) (parcel) of land 30' WIDE AND 30' LONG BEGINNING AT THE SW CORNER PIN OF LOT #1; VALLEY COMMERCIAL CENTER. THEN 30' NORTH ALONG THE WEST PROPERTY LINE; THEN 90° 30' EAST; THEN 90° 30' SOUTH; THEN 90° 30' WEST TO POB. SEE ATTACHED "EXHIBIT A" FOR DETAILS.

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; and 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.

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.

SPECIAL STIPULATIONS OR COMMENTS:

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

1. SURVEY OF LOT #1 (WITH 30' X 30' EASEMENT)
2. PLACE 30' X 30' CRUSHED GRAVEL BETWEEN THE RIGHT OF WAY OF S.C. #33 AND THE NORTHSIDE OF EASEMENT ON LOT #1.
3. PAYMENT OF \$500.00 PROCESSING FEE TO FIRST REAL ESTATE.

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

Inst # 1996-12666

RIGHT-OF-WAY COORDINATOR
SOUTH CENTRAL BELL
ROOM 102NA
3196 HWY. 280 SOUTH
BIRMINGHAM, AL 35243

04/18/1996-12666
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.00

In witness whereof, the undersigned has/have caused this instrument to be executed on the 3rd day of JANUARY, 1996.

Signed, sealed, and delivered
in the presence of:

COMMERCE DEVELOPERS, INC.
Name of Corporation

Jim Strickland 1-3-96
Frist Real Estate Inc.
Shelby Commercial Division
Witness

By: Jim Adams / VP.
Title

Attest:

Witness

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 _____.

Notary Public

My Commission Expires:

Grantor's Address:

COMMERCE DEVELOPERS, INC.
P.O. DRAWER I
CAJALA, AL 35040

Grantee's Address:

BellSouth Telecommunications, Inc.
RIGHT-OF-WAY COORDINATOR
SOUTH CENTRAL BELL
ROOM 102NA
3196 HWY. 280 SOUTH
BIRMINGHAM, AL 35243

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District	<u>BHAM WEST</u>	Wire Center	<u>ALABASTER</u>	Authority	<u>51F00048N</u>	<u>GPR</u>
Drawing		Location		Plat Number	<u>0210-D2</u>	
				R/W Number	<u>AL117PUT1955</u>	
Approval	<u>G. L. Cune</u>			Title		
				<u>MANAGER-SUPPORT / SCHEDULING /</u> <u>OPAC</u>		

30' X 30' PROPOSED
SCB EASEMENT

Co. HWY 33

FIRST REAL ESTATE
CORPORATION OF ALABAMA
SHELBY COUNTY COMMERCIAL CENTER
CORPORATION OF ALABAMA
215 NORTH
P.O. BOX 2
MONTGOMERY, ALABAMA 36102



JIM STRICKLAND
651-4672 650-3774
WALT HOLLIMAN
651-4022 650-2771

Valley Commercial Center

Inst # 1996-12666

04/18/1996-12666
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.00

DETAIL

PROPOSED
EASEMENT 5.2.33

30' X 30' CRUSHED GRAVEL DRIVE
90' WIDE

LOT # 1

LOT # 2

EX. BLDG.

COMMERCE DRIVE

I-65

