

LONGBRANCH ESTATES


RWID: AL117E 626517

VALUE = \$500⁰⁰ cma

STATE OF ALABAMA
COUNTY OF Shelby



8416-C-AL
(05-2002)


20050526000257590 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
05/26/2005 03:29:44PM FILED/CERT

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

ROW COORDINATOR
3196 HWY 280 SOUTH
ROOM 101N
BIRMINGHAM, AL 35244

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 34, page 66, 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 18, Township 22 SOUTH, Range 1 WEST, HUNTSVILLE Meridian, SHELBY County, State of Alabama, consisting of a (strip) (parcel) of land 30 FEET BY 30 FEET AS INDICATED ON THE ATTACHED SKETCH/SURVEY. (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.

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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 4 day of Jan., 2005

Signed, sealed and delivered in the presence of:

[Signature]
Witness Bob Johnson
[Signature]
Witness

Long Branch LLC
Name Of Corporation
By: [Signature] SCOTT JOHNSON
Title: Its Managing Member
MANAGING MEMBER
Attest: [Signature]
BOB JOHNSON

State of Alabama, County of Shelby

I Jennifer K. Colvin, Notary Public in and for said County in Alabama, hereby certify that Scott Johnson whose name as managing member of the Long Branch LLC, 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 4th day of January, 2005

[Signature]
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 5, 2008

Grantor's Address:
LONG BRANCH, L.L.C.
2000 FOREST COVE DR
BIRMINGHAM, AL 35244

Grantee's Address:
BellSouth Telecommunications, Inc.
ROW COORDINATOR
3196 HWY 280 SOUTH
BIRMINGHAM, AL 35243

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District <u>BIRMINGHAM</u>	PRC <u>257C</u>	Wire Center/NXX <u>CALRALMA/678</u>	Authority <u>51C60015N</u>
Drawing <u>1</u>	Area Number <u>[Signature]</u>	Plat Number <u>0101-A9</u>	RWID <u>AL117E626517</u>
Approval <u>[Signature]</u>			Title <u>AREA MGR</u>

STATE OF ALABAMA
SHELBY COUNTY

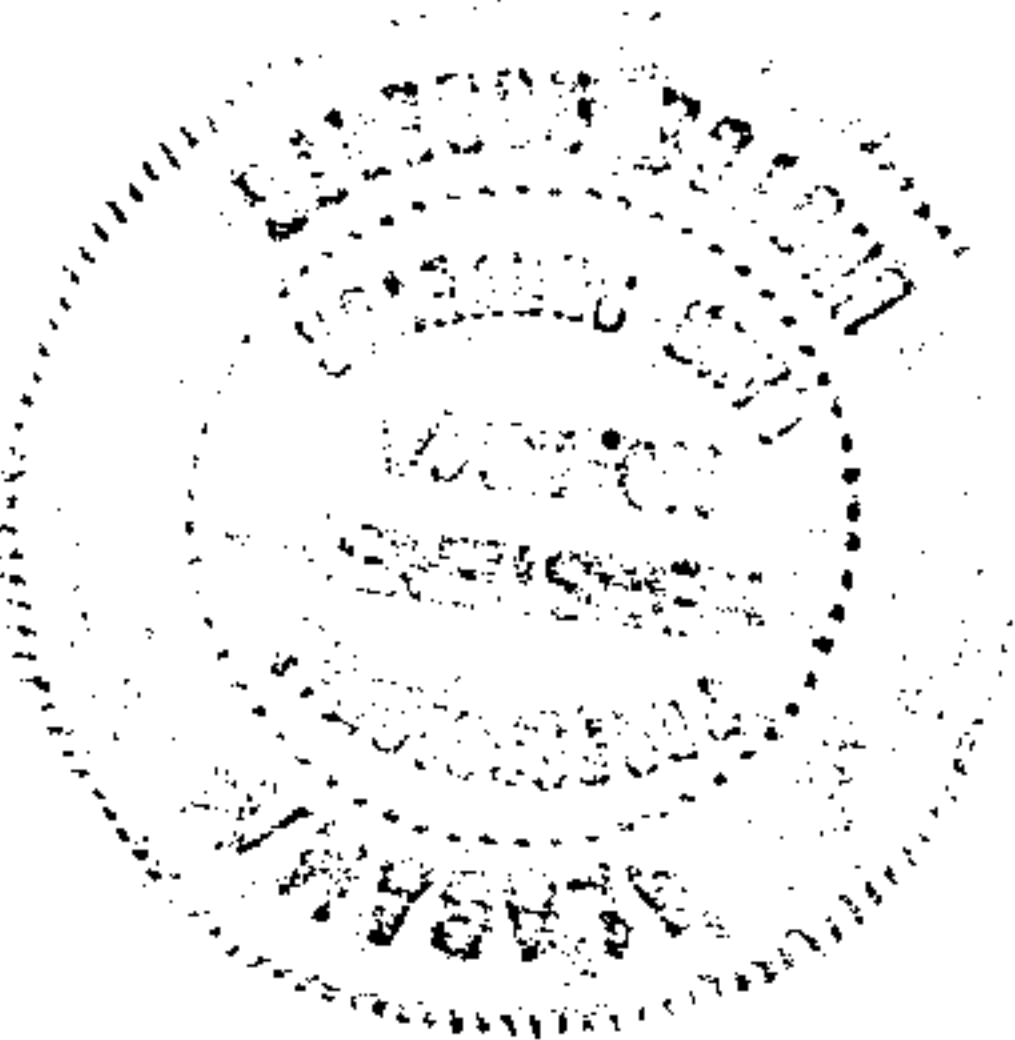
I, Choyce E. Roberts, a Professional Land Surveyor, registered by the State of Alabama, hereby certify this to be a true and correct map or plat of a survey made by me of a BELLSOUTH EASEMENT lying within the boundaries of LOT 141, LONG BRANCH ESTATES, PHASE 1, according to the Plat recorded in Map Book 34, Page 66, in the Office of the Probate Judge of Shelby County, Alabama, and situated in the SW 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 1; and that this survey was completed in accordance with the Standards of Practice for Surveying in the State of Alabama; said easement being described as follows:

An easement 30 feet in length and 30 feet in width, adjoining the northeasterly right-of-way of Shelby County Road No. 86 and lying within the boundaries of LOT 141, LONG BRANCH ESTATES, Phase 1, according to the Plat recorded in Map Book 34, Page 66, in the Office of the Probate Judge of Shelby County, Alabama; being more particularly described as follows:

Commence at the southwest corner of Lot 141, LONG BRANCH ESTATES, PHASE 1, said point being also on the northeasterly right-of-way of County Road No. 86; thence N 31°32'51"W along said right-of-way and southeasterly boundary of Lot 141 a distance of 183.60 feet to the Point of Beginning; thence continue along the previously described course 30.00 feet; thence right 90°00'00", N 58°27'09"E a distance of 30.00 feet; thence S 31°32'51"E, 30.00 feet; thence S 58°27'09"W, 30.00 feet to the Point of Beginning. Containing in all 900 square feet or 0.021 acre.

According to my survey this 25th day of April, 2005.

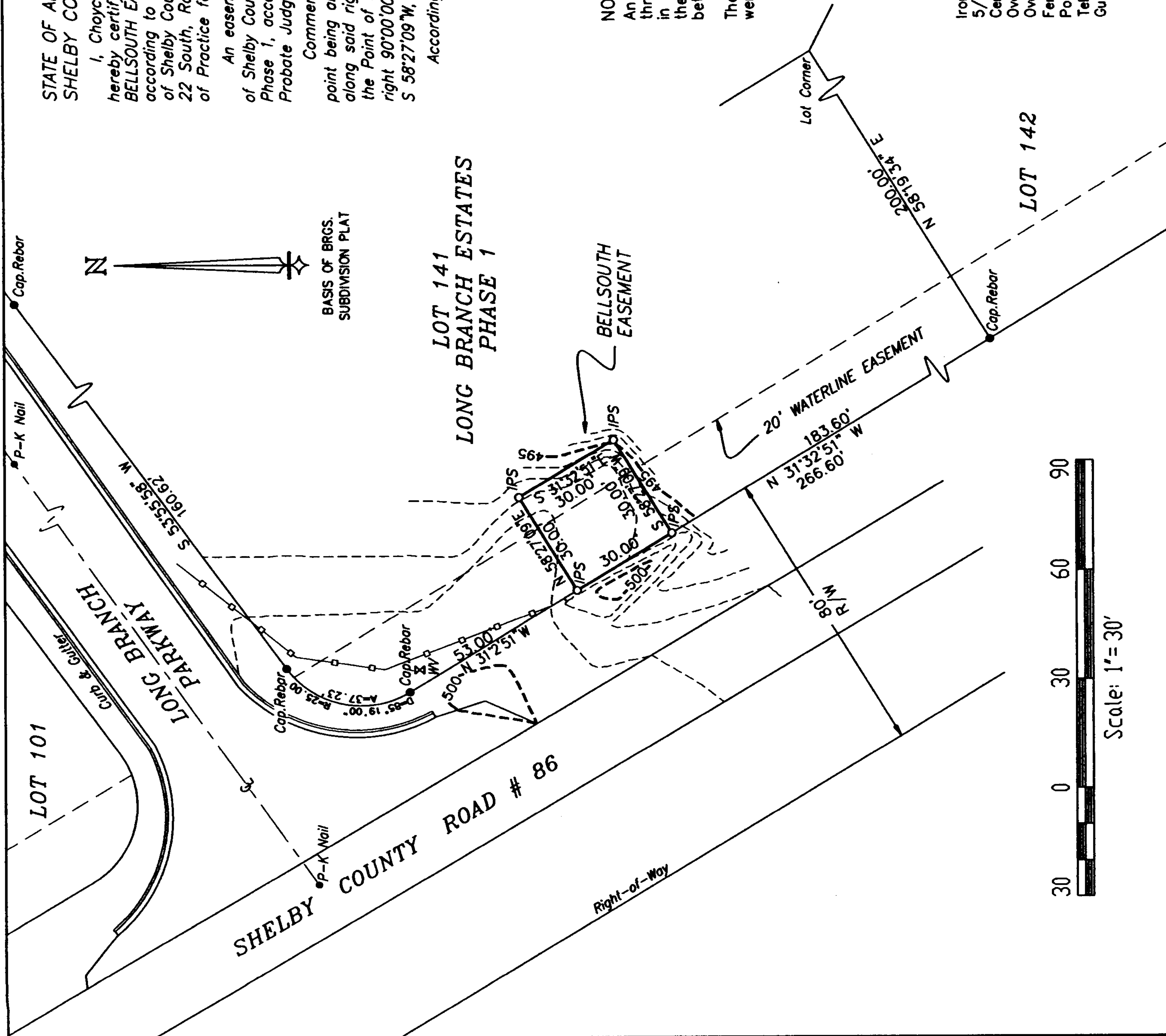
Choyce E. Roberts
Alabama Registration No. 11,844



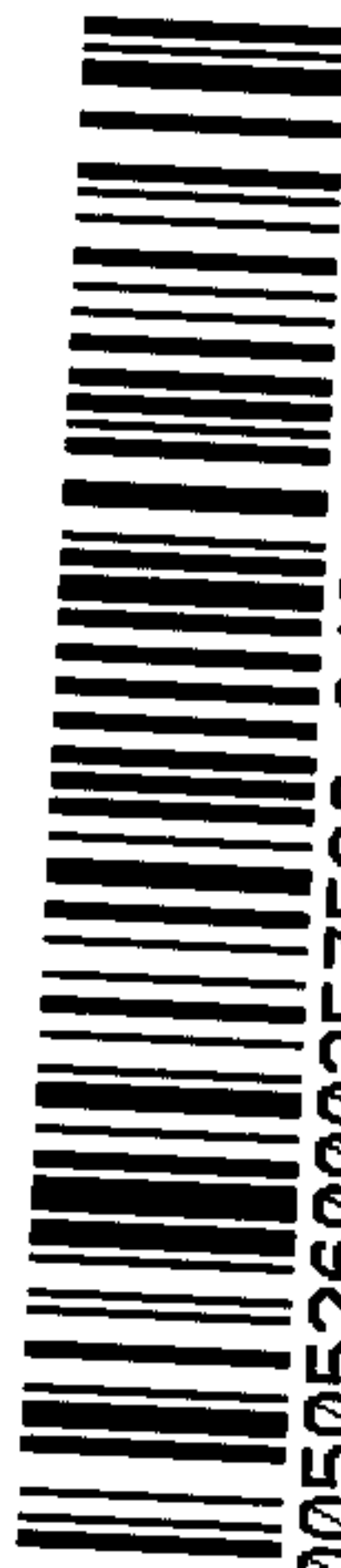
NOTES:
An existing 20' Waterline Easement runs through the BellSouth Easement. However, in the area near the BellSouth Easement, the Water Main appears to be on the R/W between the pavement and ditch.
The contour lines are on 1' intervals and were based on an assumed elevation.

LEGEND

- Iron Pin Found (descr.)
- 5/8" Capped Rebar Set IPS
- Centerline C
- Overhead Power Line P
- Overhead Telephone T
- Fence, PVC F
- Power Pole P.P.
- Telephone Pole T.P.
- Guy Wire Anchor.....



CHOYCE E. ROBERTS, P.L.S. 2025 Albritton Road Gardendale, Alabama 35071 (205) 631-4969	BELLSOUTH EASEMENT on Lot 141, LONG BRANCH ESTATES, PHASE 1 on NE side of Shelby County Road 86
PM TOOL # 56322	AUTH.#
DRAWN BY: N.W. HUGHES	DATE: April 22, 2005



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Shelby County, AL 05/26/2005
State of Alabama

Deed Tax: \$.50