

OLD IVY Subdivision

04ESI02

Value \$500⁰⁰

RWID: AL117E626360

STATE OF ALABAMA
COUNTY OF SHELBY



20050526000257610 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
05/26/2005 03:29:46PM FILED/CERT

8416-C-AL
(05-2002)

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

ROW COORDINATOR
3196 HWY 280 SOUTH
ROOM 101N
BIRMINGHAM, AL 35243

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 _____, 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 14, Township 22 S, Range 2W, 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.

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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Page 2

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 3rd day of January, 2005

Signed, sealed and delivered in the presence of:

Robyn Marshall
Witness

Witness

Edwards Specialties, Inc
Name Of Corporation

By: Patricia Neal
Title: PATRICIA NEAL
Vice President

Attest: _____

State of Alabama, County of Madison

I Joann Hall, Notary Public in and for said County in Alabama, hereby certify that Patricia Neal whose name as Patricia Neal of the Edwards Specialties, Inc. 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 3rd day of January, 2005

Joann Hall
Notary Public

My Commission Expires: 1/9/06

Grantor's Address:

Edwards Specialties, Inc
P.O. Box 2084
Huntsville, AL 35804

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>	FRC <u>257C</u>	Wire Center/NXX <u>CALRALMA/66</u>	Authority <u>51C60011N</u>
Drawing <u>1</u>	Area Number	Plat Number <u>0101-A2</u>	RWID <u>AL117E626360</u>
Approval			Title <u>AREA MGR</u>

STATE OF ALABAMA
SHELBY COUNTY

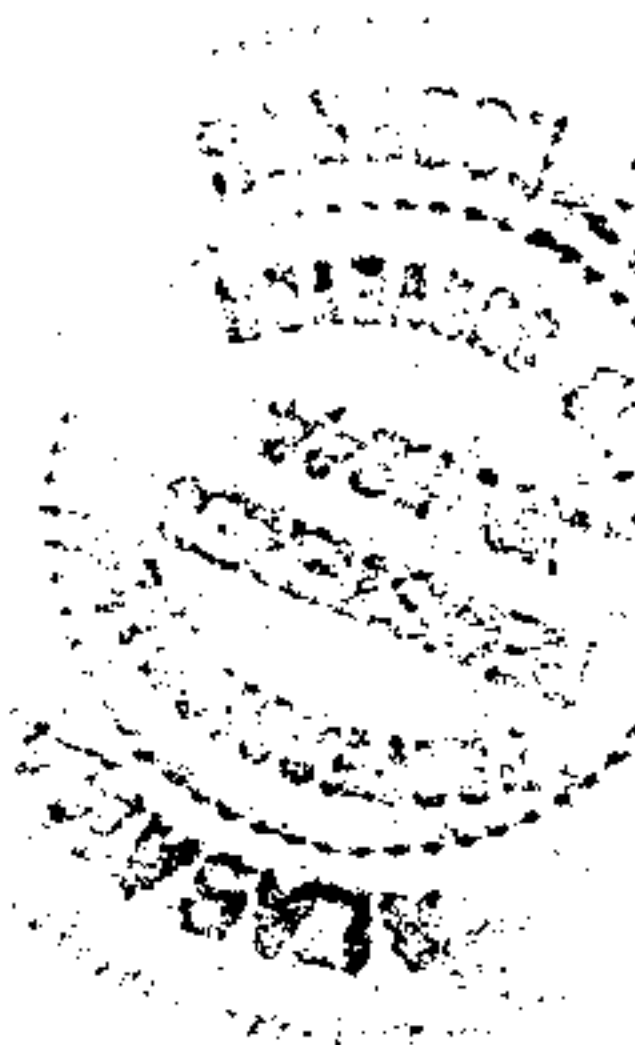
I, Choyce E. Roberts, a Professional Land Surveyor, registered by the State of Alabama, hereby certify this to be a true and correct map or plat of a survey made by me of a BELLSOUTH EASEMENT lying within the boundaries of LOT 6, OLD IVY SUBDIVISION, an unrecorded subdivision, situated in Section 14, Township 22 South, Range 2 West; 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 adjoining the southeasterly right-of-way of Alabama Highway No. 25 and lying in the Northeast corner of Lot 6, according to the Preliminary Plat of OLD IVY SUBDIVISION, and also being in the Northeast corner of said subdivision, to be recorded at a future date; being more particularly described as follows:

Begin at the Northeast corner of Lot 6 of OLD IVY SUBDIVISION, said point being also on southeasterly right-of-way of Alabama Highway No. 25; thence S 78°39'36"W along said right-of-way and the northwesterly boundary of said Lot 6 a distance of 30.53 feet; thence S 00°37'41"W a distance of 30.00 feet; thence N 89°22'11"E, 30.00 feet to a point on the east line of said Lot 6, being also the east boundary of said OLD IVY SUBDIVISION; thence N 00°37'41"W along said line 35.67 feet of the Point of Beginning. Containing in all 985.13 square feet or 0.023 acre.

According to my survey this 14th day of March, 2005.

Choyce E. Roberts
Alabama Registration No. 11,844



NOTES:

Elevations based on Benchmark on Power Pole approx. 450' West of Easement. B.M. elevation = 544.85.

This survey is based on the Preliminary Plat of OLD IVY SUBDIVISION and other information furnished by Gonzalez, Strength & Assoc. This subdivision was unrecorded at the time of survey.

Underground Utilities may exist which were not located.

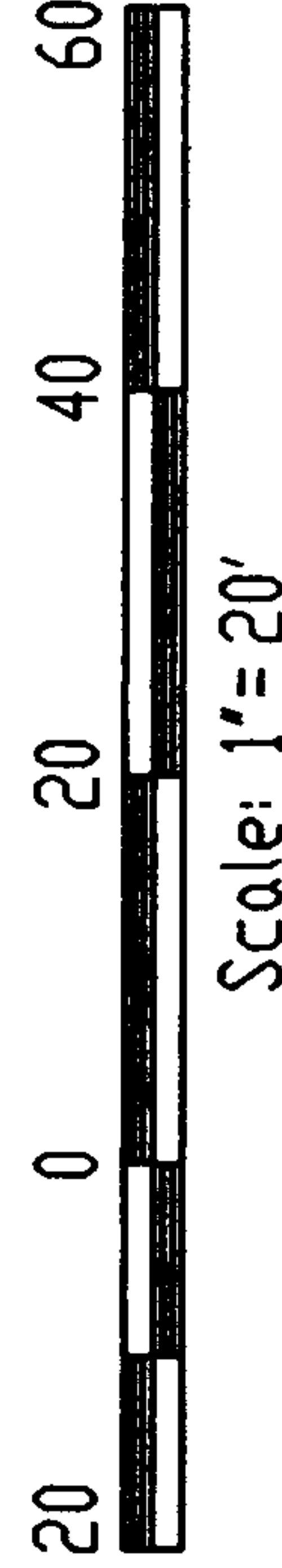
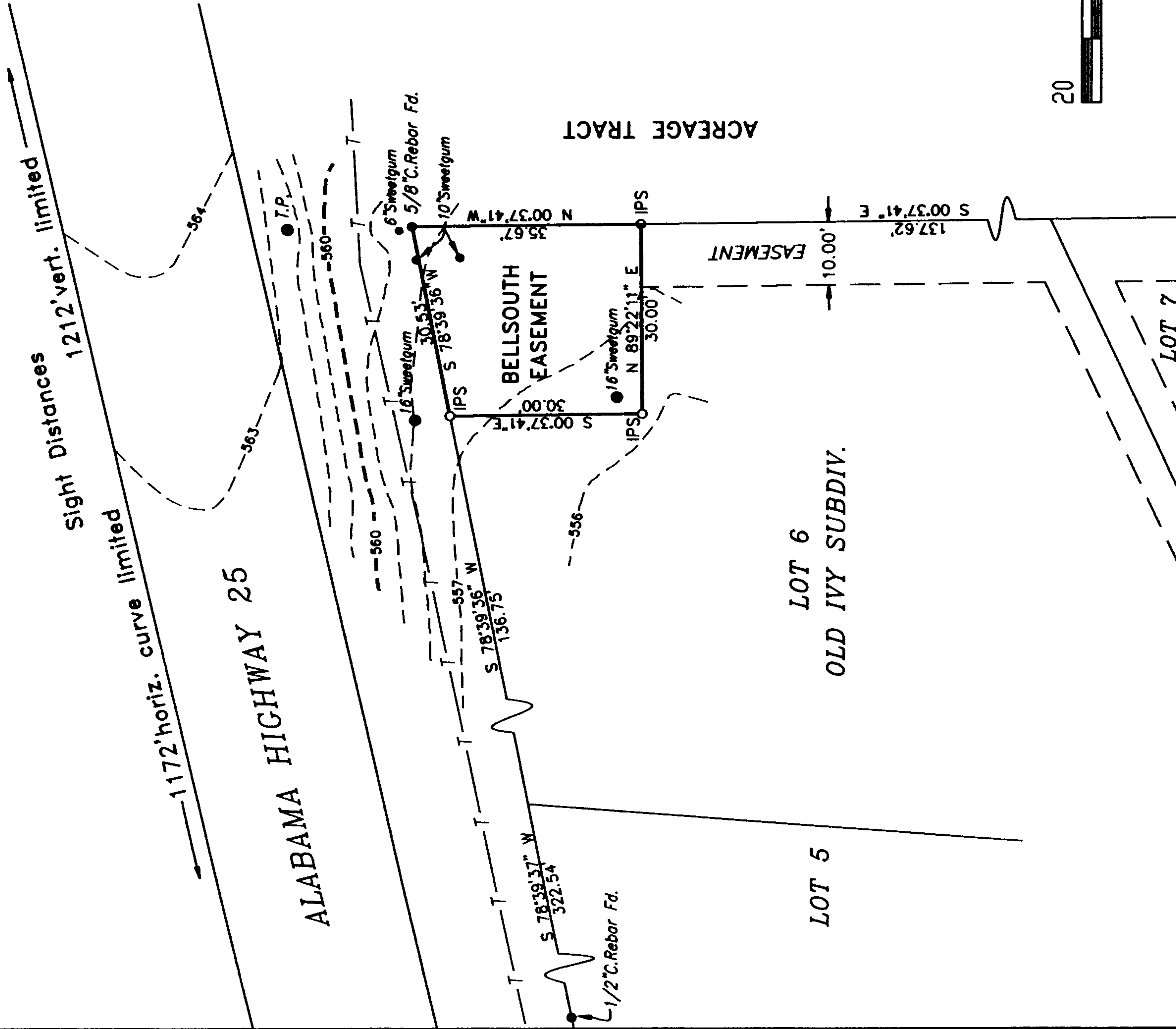
LEGEND

Iron Pin Found	• (descr.)
5/8" Capped Rebar Set	○ IPS
Centerline	— C —
Overhead Power Line	— P —
Underground Telephone	— T —
Water Main	— W —
Power Pole	● P.P.
Telephone Pole	● T.P.
Guy Wire Anchor	— X —
Tree	●

N

STATE PLANE
GRID BEARINGS

ACREAGE TRACT



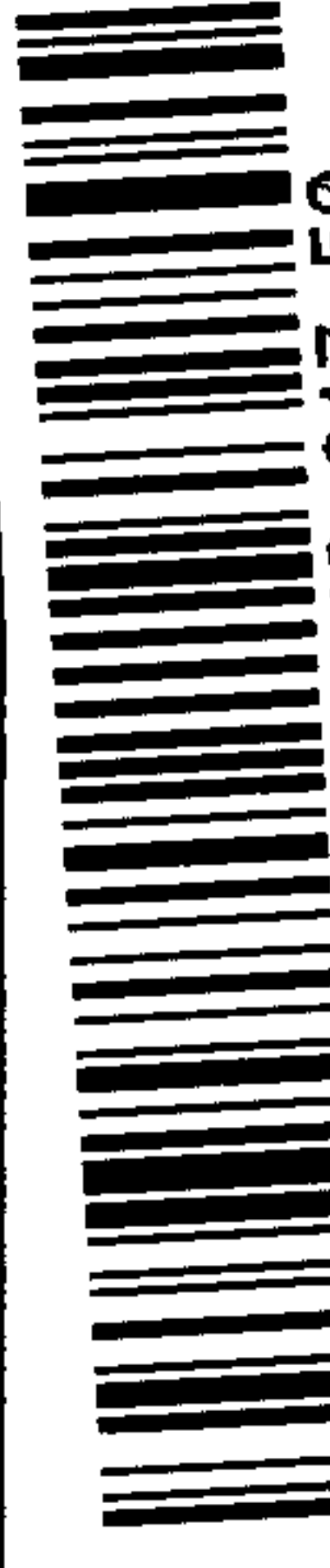
CHOYCE E. ROBERTS, P.L.S.
2025 Albritton Road
Gardendale, Alabama 35071
(205) 631-4969

BELLSOUTH EASEMENT on Lot 6,
OLD IVY SUBDIVISION, east of
Calera, Alabama on Ala. Hwy. 25

PM TOOL # 56354 AUTH.#

DRAWN BY:
N.W. HUGHES

DATE:
March 14, 2005



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Deed Tax: \$.50