20050803000394300 1/3 $17.50
Shelby Cnty Judge of Probate,AL
08/03/2005 02:40:22PM FILED/CERT

Shelby County, AL 08/03/2005
State of Alabama

Deed Tax:$.50

STATE OF ALABAMA
COUNTY OF Shelby

BELLSOUTH

8416-C-AL
(05-2002)

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

Robert Catlin
3161 Woodbridge Dr
Birmingham, AL
35242

EASEMENT

For and in consideration of Five-hundred ~~one~~ dollars ($ 1.00 (500.00)) 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 3, Township 19 South, Range 1 West, _____ Meridian, _____ County, State of Alabama, consisting of a (strip) (parcel) of land 30 ft by 30 ft located along Shelby County Highway #41, 300ft east of the entrance to The Village at Highland Lakes.

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.

Exhibit A is hereto attached and made a part of this agreement.

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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 25th day of July, 2005

Signed, sealed and delivered in the presence of:

Witness

Witness

The Village of Highland Lake, Inc.
Name Of Corporation
By: Douglas D. Eddleman
Title: President
Attest:

State of Alabama, County of Jefferson

I Donna D. Rainey, Notary Public in and for said County in Alabama, hereby certify that Douglas D. Eddleman whose name as President of the The Village of Highland Lake, 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 25th day of July, 2005.

Donna D. Rainey
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 1, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Address:

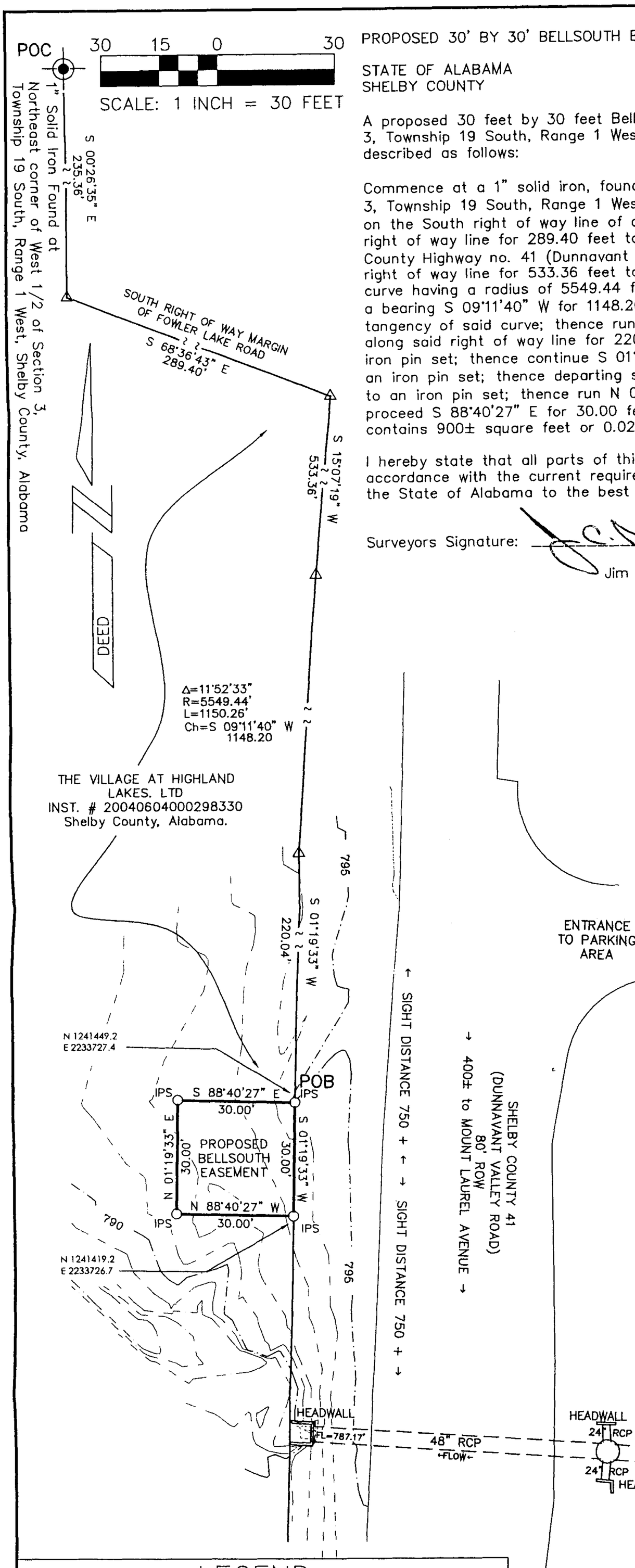
Grantee's Address:
BellSouth Telecommunications, Inc.
Elizabeth M. Smith
3196 Hwy 280 SOuth
Room 102 North
Birmingham, AL 35242

TO BE COMPLETED BY BELLSOUTH TELECOMMUNICATIONS, INC. 51C60025N

District	FRC	Wire Center/NXX	Authority
		BRHMALCM/991	
Drawing	**Area Number**	**Plat Number**	**RWID**
			AL117E628645
Approval		**Title**	

EXHIBIT A

20050803000394300 3/3 $17.50
Shelby Cnty Judge of Probate, AL
08/03/2005 02:40:22PM FILED/CERT



PROPOSED 30' BY 30' BELLSOUTH EASEMENT

STATE OF ALABAMA
SHELBY COUNTY

A proposed 30 feet by 30 feet Bellsouth easement situated in the West 1/2 of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1" solid iron, found at the Northeast corner of the West 1/2 of Section 3, Township 19 South, Range 1 West, and run S 00°26'35" E for 235.36 feet to a point on the South right of way line of a public road; thence run S 68°36'43" E along said right of way line for 289.40 feet to a point on the West right of way line of Shelby County Highway no. 41 (Dunnavant Valley Road); thence run S 15°07'19" W along said right of way line for 533.36 feet to a point of curvature of a curve to the left, said curve having a radius of 5549.44 feet; thence run along said curve, that is chorded by a bearing S 09°11'40" W for 1148.20 feet, and along said right of way line to a point of tangency of said curve; thence run S 01°19'33" W along the tangent to said curve and along said right of way line for 220.04 feet to the POINT OF BEGINNING, which is an iron pin set; thence continue S 01°19'33" W, along said right of way, for 30.00 feet to an iron pin set; thence departing said right of way, run N 88°40'27" W for 30.00 feet to an iron pin set; thence run N 01°19'33" E for 30.00 feet to an iron pin set; thence proceed S 88°40'27" E for 30.00 feet to the POINT OF BEGINNING. Said eaement contains 900± square feet or 0.021± acres.

I hereby state 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.

Surveyors Signature: _____ Alabama License No. 15154

Jim C. McCullers, PLS Date: June 17, 2005

ALABAMA REGISTERED NO. 15154 LAND SURVEYOR JIM C. McCULLERS

GENERAL NOTES:

Surveyor did not conduct a title search and offers no opinion as to title.

Easements or restrictions affecting property may exist of which the Surveyor has no knowledge. Surveyor accepts no responsibility for research in this matter.

Other utilities may exist other than shown or mentioned.

It is intended for the easement created by this survey to be contiguous with West right of way margin of Shelby County Highway 41. Such placement was achieved by aid of location of points set on right of way, and by map titled "The Village at Highlands Lakes Commercial Site," both being furnished by Arrington Engineering & Land Surveying, Inc.

It is intended for this easement to encompass Bellsouth cables or equipment. If at any time the locally accepted corners prove to be in error or any discrepancies are discovered then the location of the easement shall revert to such an orientation as to encompass the cables or equipment.

Basis of bearing is from deed recorded by instrument number 20040604000298330 in the Offiice of the Judge of Probate of Shelby County, Alabama.

Underground utilities may exist that have not been shown.

Elevations and contours are based on an elevation of 794.70' as marked on nail found in the intersection of County Highway 41 and Mount Laurel Avenue.

Contour interval is one foot.

State Plane Coordinates shown are based on Alabama West Zone Nad 83 coordinate system and are derived from GPS observations of local monumentation including but not limited to various CORS stations. It is intended for these coordinates to an aid in the insertion of the site into a Geographic Information System (GIS). Coordinate precision is GIS grade.

No driveway design was required nor requested by Bellsouth.

TAX PARCEL # 58-09-2-03-0-000-013.000
PM TOOL # 57646
P 47 DUNNAVANT RD - EDDLEMAN DEVELOPMENT
PROJECT MANAGER: THOMASSON, CURTIS

LEGEND

IPF	● IRON PIN FOUND	—U—	OVERHEAD UTILITY LINES
IPS	○ IRON PIN SET	—x—x—	FENCE
CMF	□ CONCRETE MONUMENT FOUND		CONCRETE
CMS	□ CONCRETE MONUMENT SET	( )	RECORD
PKF	PK NAIL FOUND		NOT TO SCALE
PKS	PK NAIL SET	Ac	ACRES
RRF	RR SPIKE FOUND	℄	CENTERLINE
	△ CALC. POINT	ROW	RIGHT OF WAY
	○ UTILITY POLE	ESMT	EASEMENT
		MBL	MINIMUM BUILDING LINE
		OD	OUTSIDE DIAMETER
		MB	MAP BOOK
		DB	DEED BOOK
790	CONTOUR LINES	Pg	PAGE
		POB	POINT OF BEGINNING

McCULLERS-CAPPS & ASSOCIATES, INC.
Surveyors-Mappers-Consultants
(205) 957-1519
5533 Bankhead Highway
Birmingham, Alabama 35210

PROPOSED 30' BY 30' BELLSOUTH EASEMENT
SHELBY COUNTY 41 (DUNNAVANT VALLEY ROAD)
SEC. 3 T 19 S, R 1 W, SHELBY COUNTY, ALABAMA

date	job no.	dwn. by	dwg. no.	rev.
6/17/2005	05041	JPM	1	0
scale: 1" = 30'	f.b. no.	chkd. by		