HIDDEN LAKES ESTATES

20051014000536930 1/3 $17.50
Shelby Cnty Judge of Probate,AL
10/14/2005 11:25:23AM FILED/CERT

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)

WILLA G. BAILEY
2429 7TH AVENUE SOUTH
BIRMINGHAM, AL 35233

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 35, Township 21S, Range 3W, _____ Meridian, SHELBY County, State of Alabama, consisting of a (strip) ~~(parcel)~~ of land 30' x 30' AS DESCRIBED ON ATTACHED SURVEY DONE BY McCULLERS-CAPPS + ASSOC., INC. AL REG # 15154.

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 1st day of Sept, 2005

Signed, sealed and delivered in the presence of:

Witness

Witness

GNC, L.L.C
Name Of Corporation
By:
Title: Member
Attest: Cathy Parrott

State of Alabama, County of Alabama

I Margie R. Bryant, Notary Public in and for said County in Alabama, hereby certify that Kenneth Carter whose name as Member of the GNC, 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 1st day of Sept, 2005

Margie R. Bryant
Notary Public

My Commission Expires: 01/06/2009

Grantor's Address:
GNC, LLC
P.O. Box 1010
ALABASTER, AL 35007

Grantee's Address:
BellSouth Telecommunications, Inc.

TO BE COMPLETED BY BELLSOUTH TELECOMMUNICATIONS, INC.

District	FRC	Wire Center/NXX	Authority
B'HAM		ALBS (663)	
Drawing	Area Number	Plat Number	RWID

Approval	Title

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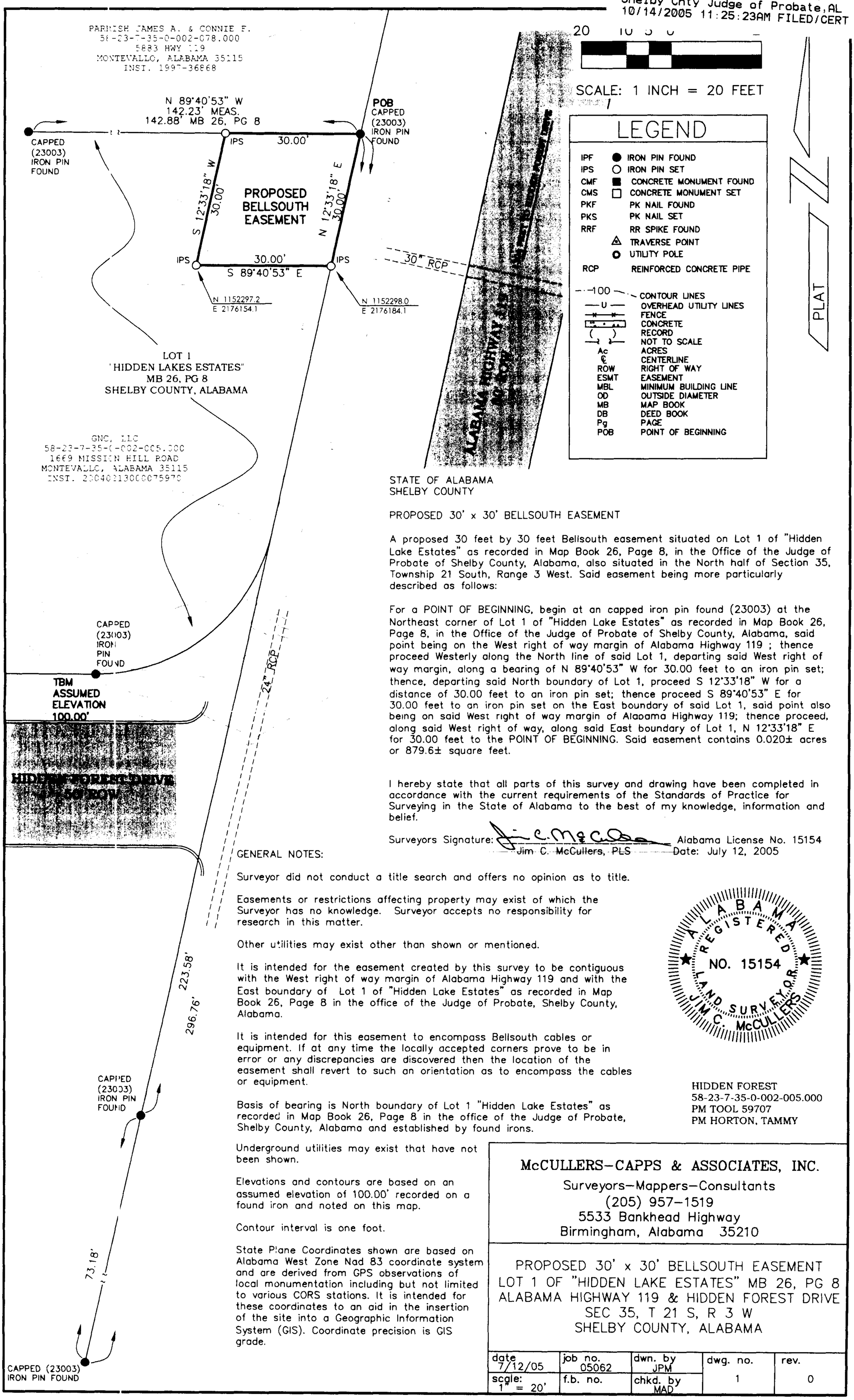

PROPOSED 30' x 30' BELLSOUTH EASEMENT

A proposed 30 feet by 30 feet Bellsouth easement situated on Lot 1 of "Hidden Lake Estates" as recorded in Map Book 26, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, also situated in the North half of Section 35, Township 21 South, Range 3 West. Said easement being more particularly described as follows:

For a POINT OF BEGINNING, begin at an capped iron pin found (23003) at the Northeast corner of Lot 1 of "Hidden Lake Estates" as recorded in Map Book 26, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, said point being on the West right of way margin of Alabama Highway 119 ; thence proceed Westerly along the North line of said Lot 1, departing said West right of way margin, along a bearing of N 89°40'53" W for 30.00 feet to an iron pin set; thence, departing said North boundary of Lot 1, proceed S 12°33'18" W for a distance of 30.00 feet to an iron pin set; thence proceed S 89°40'53" E for 30.00 feet to an iron pin set on the East boundary of said Lot 1, said point also being on said West right of way margin of Alabama Highway 119; thence proceed, along said West right of way, along said East boundary of Lot 1, N 12°33'18" E for 30.00 feet to the POINT OF BEGINNING. Said easement contains 0.020± acres or 879.6± square feet.

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: Jim C. McCullers, PLS — Alabama License No. 15154 — Date: July 12, 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 the West right of way margin of Alabama Highway 119 and with the East boundary of Lot 1 of "Hidden Lake Estates" as recorded in Map Book 26, Page 8 in the office of the Judge of Probate, Shelby County, Alabama.

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 North boundary of Lot 1 "Hidden Lake Estates" as recorded in Map Book 26, Page 8 in the office of the Judge of Probate, Shelby County, Alabama and established by found irons.

Underground utilities may exist that have not been shown.

Elevations and contours are based on an assumed elevation of 100.00' recorded on a found iron and noted on this map.

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.

HIDDEN FOREST
58-23-7-35-0-002-005.000
PM TOOL 59707
PM HORTON, TAMMY

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

PROPOSED 30' x 30' BELLSOUTH EASEMENT
LOT 1 OF "HIDDEN LAKE ESTATES" MB 26, PG 8
ALABAMA HIGHWAY 119 & HIDDEN FOREST DRIVE
SEC 35, T 21 S, R 3 W
SHELBY COUNTY, ALABAMA

date	job no.	dwn. by	dwg. no.	rev.
7/12/05	05062	JPM	1	0
scale: 1" = 20'	f.b. no.	chkd. by MAD		

Shelby County, AL 10/14/2005
State of Alabama

Deed Tax:$.50