

LACEY'S GROVE
SUBDIVISION



20060119000029500 1/4 \$20.50
Shelby Cnty Judge of Probate, AL
01/19/2006 11:13:58AM 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

Five HUNDRED (RECORDING PURPOSES ONLY)
ONE DOLLARS 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 35, page 137, 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 8, 9, Township 21S, Range 3W, Meridian, SHELBY County, State of Alabama, consisting of a (strip) (parcel) of land 30' X 30' FOR EQUIPMENT SITE AND EASEMENTS TO PLACE CABLES, PEDESTALS, ETC. WITHIN SUBDIVISION.

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.

(PKE)

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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:

Bellsouth shall not cut any roadway without the prior written
consent of Grantor and the City of Ababaster.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 31st day of OCT, 2005

Signed, sealed and delivered in the presence of:

Witness

Witness

State of Alabama, County of Jefferson

Lacey's Grove, LLC
Name Of Corporation
By: P.K. Smartt
Title: Member
Attest: _____

I, Jennifer Nichole Pilgreen, Notary Public in and for said County in Alabama, hereby certify that
P.K. Smartt whose name as member of the
Lacey's Grove, 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 31st day of October, 2005

Jennifer Nichole Pilgreen
Notary Public

My Commission Expires: 4/01/09

Grantor's Address:

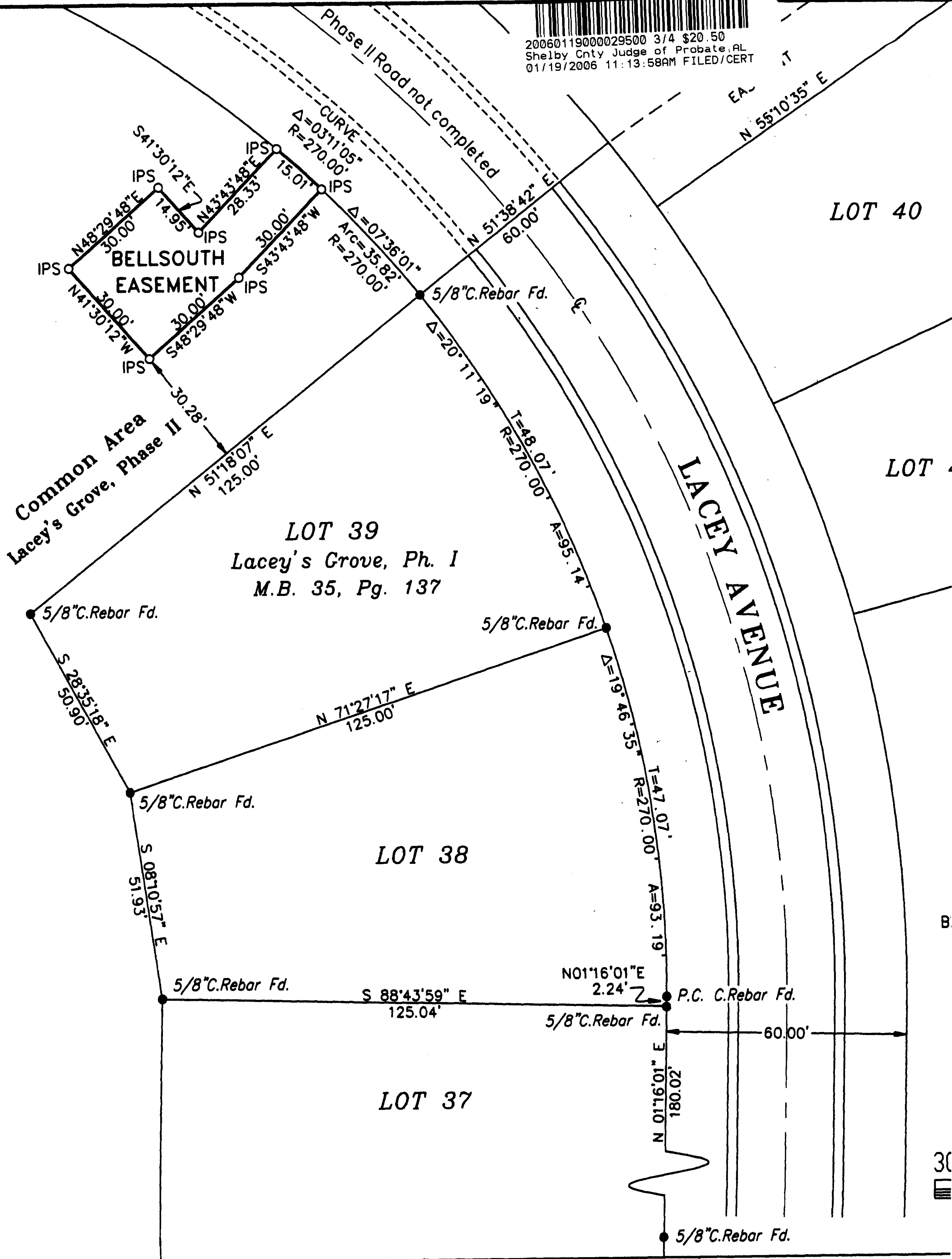
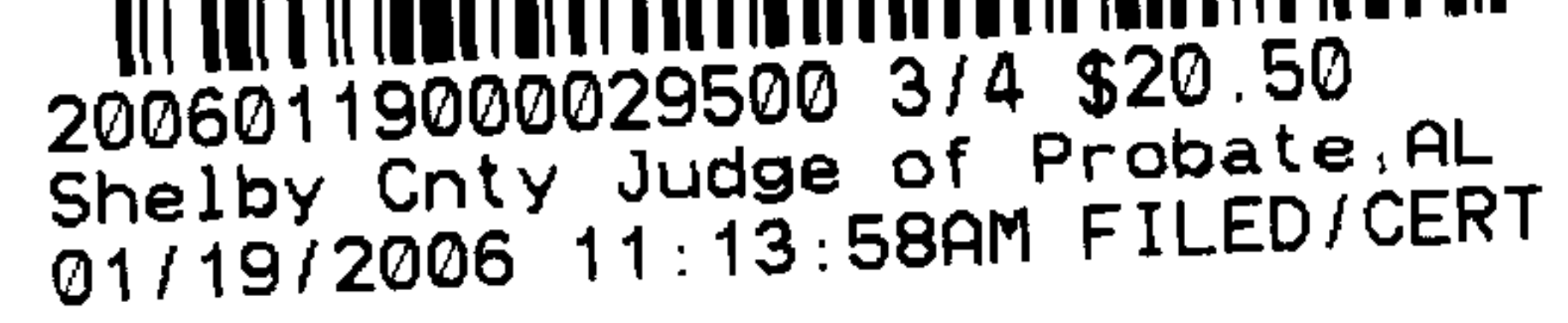
4 OFFICE PK. CIRCLE
SUITE 212
BHAM, AL 35223
205-871-9905

Grantee's Address:

BellSouth Telecommunications, Inc.
3196 Hwy 280 So
BHAM AL 35243
Rm 104N

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District	FRC	Wire Center/OXX	Authority
<u>BHAM</u>		<u>ALB5</u>	
Drawing	Area Number	Plat Number	RWID
Approval	Title		



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 a common area, Lacey's Grove, Phase II, an unrecorded subdivision, situated in Section 8, Township 21 South, Range 3 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 30 feet in length and 30 feet in width along with an easement 15 feet in width and approximately 30 feet in length, lying within the boundaries of a common area or natural area, according to the Preliminary Plat of Lacey's Grove, Phase II, to be recorded at a future date; being more particularly described as follows:

Commence at the Northwest corner of Lot 39 of Lacey's Grove, Phase I, as recorded in Map Book 35, Page 137 in the Office of the Probate Judge of Shelby County, Alabama; thence N 51°18'07"E along the northwesterly boundary of said Lot and the southeasterly boundary of a common or natural area of Lacey's Grove, Phase II, 125.00 feet to the northeast corner of said Lot 39; thence left, 35.82 feet along the curved southwesterly right-of-way of Lacey Avenue and northeasterly boundary of the aforementioned common area, said curve having a radius of 270.00 feet concave to the southwest, through a central angle of 07°36'01", on a chord bearing N 42°28'11"W to the Point of Beginning; thence S 43°43'48"W, 30.00 feet; thence S 48°29'48"W, 30.00 feet; thence N 41°30'12"W, 30.00 feet; thence N 48°29'48"E, 30.00 feet; thence S 41°30'12"E, 14.95 feet; thence N 43°43'48"E, 28.33 feet to a point on the foregoing curved right-of-way, having a radius of 270.00 feet concave to the southwest; thence 15.01 feet along said curve through a central angle of 03°11'05", on a chord bearing of S 47°51'44"E to the Point of Beginning. Containing in all 1338.5 square feet or 0.031 acre.

According to my survey this 10th day of December, 2005.


Alabama Registration No. 11,844

Shelby County, AL 01/19/2006
State of Alabama

Deed Tax: \$.50

NOTES:

This survey is based on the Preliminary Plat of Lacey's Grove, Phase II designed by Goodwyn, Mills & Cawood, Inc. This subdivision was unrecorded at the time of this survey.

This Easement is intended to encompass BellSouth equipment & cables. If at any time, locally accepted corners prove to be in error or discrepancies occur, the easement location relative to the cables and equipment shall be retained.

Underground Utilities may exist which were not located.

LEGEND

Iron Pin Found ● (descr.)
5/8" Capped Rebar Set ○ IPS
Centerline CL
Overhead Power Line —P—
Underground Telephone —T—
Water Main —W—

0 30 60 90

Scale: 1" = 30'

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

BELLSOUTH EASEMENT on Natural
Area of Lacey's Grove Phase II
West of Hwy. 17, Alabaster, Alabama

PM TOOL # 53803

AUTH.#

DRAWN BY:
N.W. HUGHES

DATE:
December 10, 2005