

RWID: AL117E636315

VALUE \$500.⁰⁰

20060125000041070 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
01/25/2006 12:52:11PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby



8416-C-AL
(05-2002)

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

ROW Coordinator
3196 Highway 280 S
Room 102N
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 RB 289, page 550, 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 31, Township 21S, Range 2W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (strip) (parcel) of land Parcel 30 ft by 30 ft along the rear lot line of Lot 1 in Savannah Pointe Sector 8 and 10 ft by 15 ft ingress/egress strip across sewer easement as indicated on the attached survey, Attachment A, hereby made a part of this document.

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.

Shelby County, AL 01/25/2006
State of Alabama

Deed Tax: \$.50

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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:

~~NONE~~

BellSouth TO PAVE & LANDSCAPE ACCESS EASEMENT

In witness whereof, the undersigned has/have caused this instrument to be executed on the 6th day of December, 2005.

Signed, sealed and delivered in the presence of:

Witness

Wild Timber Development, LLC

Name Of Corporation

By: Howard O'Neal

Title: Howard O'Neal - Managing Partner

Attest: _____

Witness

State of Alabama, County of Shelby

I Elizabeth M. Smith, Notary Public in and for said County in Alabama, hereby certify that HOWARD O'NEAL whose name as _____ of the _____, 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 6TH day of DECEMBER 2005.

Elizabeth M Smith
Notary Public

My Commission Expires: 1/31/2009

Grantor's Address:

100 Applegate Ct
Pelham, AL 35124

Grantee's Address:

BellSouth Telecommunications, Inc.
3196 Highway 280 S
Rm 102N
Birmingham, AL 35243

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District Birmingham	FRC 257C	Wire Center/NXX ALBSALMA	Authority 51C60116N
Drawing 1	Area Number 105X6	Plat Number 0307	RWID AL117E636315
Approval <u>Elizabeth M Smith</u>			Title ROW - COOR

PROPOSED EQUIPMENT EASEMENT

STATE OF ALABAMA
SHELBY COUNTY

A proposed 30'x30' wide BellSouth Equipment easement, situated in the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, lying entirely within Parcel 2.006 as recorded in Instrument #20040803000428590, in the Office of The Judge of Probate Shelby County, Alabama and being more particularly described as follows:

Commence at a capped iron found "CARR" at the Southeast corner of Parcel 2.006 as recorded in Instrument #20040803000428590, in the Office of The Judge of Probate Shelby, and lying within the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, said capped iron also lies along the Westerly right of way margin of a private roadway known as Savannah Club Drive; thence leaving said Westerly right of way margin of Savannah Club Drive, proceed Westerly along the Southerly line of said Northeast 1/4 of the Northwest 1/4 of Section 31 and along the Southerly line of a BellSouth Access Easement for 15.00 feet to the POINT OF BEGINNING of the herein described easement; thence continue Westerly along the previously described course and along the Southerly line of said Northeast 1/4 of the Northwest 1/4 of Section 31 for 30.00 feet to a point; thence leaving the Southerly line of said Northeast 1/4 of the Northwest 1/4 of Section 31, turn a deflection angle right of 87°50'38" and proceed Northerly for 30.00 feet to a point; thence turn a deflection angle right of 92°09'22" and proceed Easterly for 30.00 feet to a point; thence turn a deflection angle right of 87°50'38" and proceed Southerly for 30.00 feet to the POINT OF BEGINNING of the herein described Access Easement.

Said easement contains 900± Sq.Ft. or 0.02 Acres, more or less.

PROPOSED ACCESS EASEMENT

STATE OF ALABAMA
SHELBY COUNTY

A proposed 10' wide BellSouth Access easement, situated in the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, lying entirely within Parcel 2.006 as recorded in Instrument #20040803000428590, in the Office of The Judge of Probate Shelby County, Alabama and being more particularly described as follows:

Commence and Begin at a capped iron found "CARR" at the Southeast corner of Parcel 2.006 as recorded in Instrument #20040803000428590, in the Office of The Judge of Probate Shelby County, Alabama and lying within the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, said capped iron also lies along the Westerly right of way margin of a private roadway known as Savannah Club Drive; thence leaving said Westerly right of way margin of Savannah Club Drive, proceed Westerly along the Southerly line of said Northeast 1/4 of the Northwest 1/4 of Section 31 for 15.00 feet to a point; thence leaving the Southerly line of said Northeast 1/4 of the Northwest 1/4 of Section 31, turn a deflection angle right of 87°50'38" and proceed Northerly for 10.00 feet to a point; thence turn a deflection angle right of 92°09'22" and proceed Easterly for 15.00 feet to a point; thence turn a deflection angle right of 87°50'38" and proceed Southerly for 10.00 feet to the POINT OF BEGINNING of the herein described Access Easement.

Said easement contains 150± Sq.Ft. or 0.003 Acres, more or less.

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.

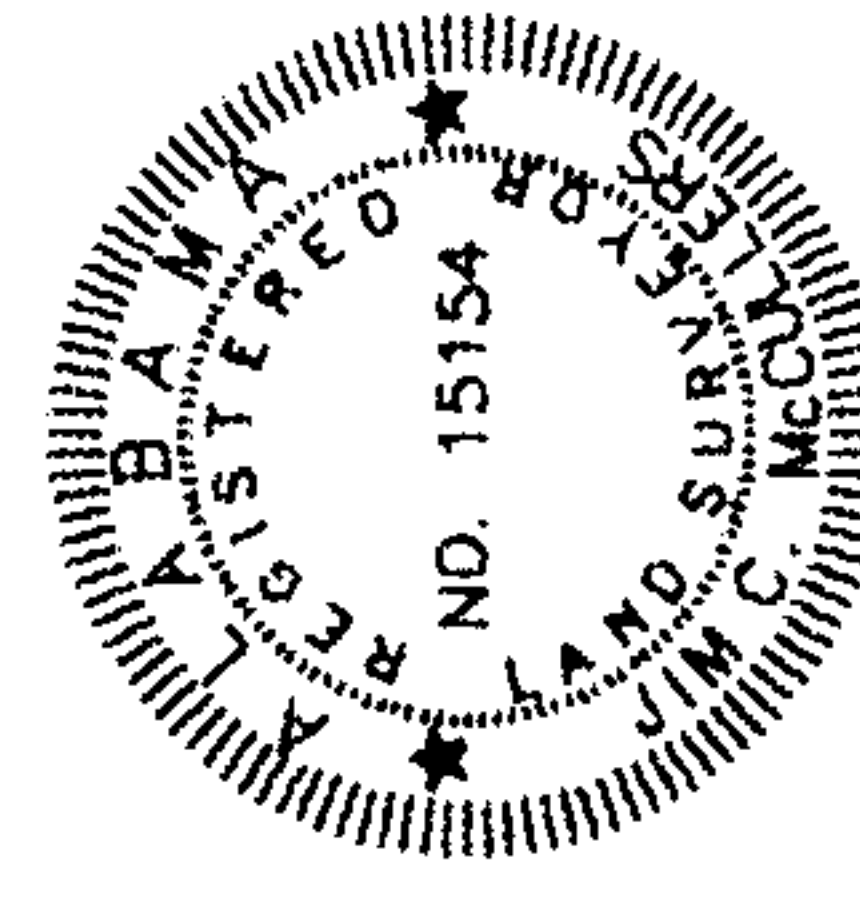
Surveyors Signature: *Jim C. McCullers, PLS* Alabama License No. 15154 Date: 1/12/06

BELLSOUTH INFORMATION:
PARCEL: 22 9 31 2 001 002 006
PM TOOL NUMBER: 59145

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

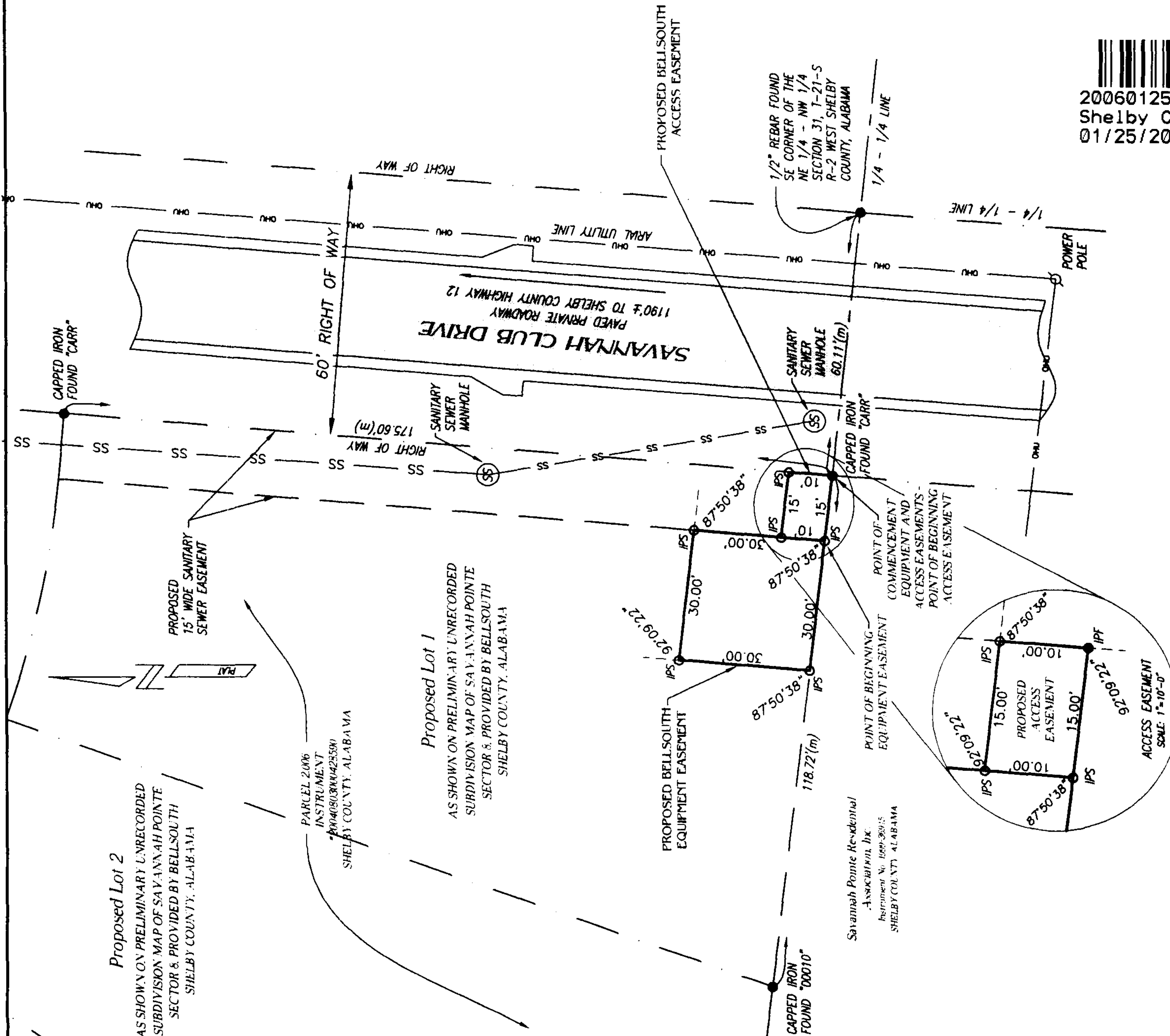
A PROPOSED 30'x30' BELLSOUTH
EQUIPMENT EASEMENT AND 10' WIDE
ACCESS EASEMENT PARCEL 2.006
SHELBY COUNTY, ALABAMA

date	job no.	dwg. no.	rev.
1/12/06	15154	S1	0
scale: 1"=20'-0"	15154	dwg. by	
		chkd. by	
		drawn by	



LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
⊕	BENCHMARK
⊕	TELEPHONE PESTLE
⊕	UTILITY POLE
— OHU —	OVERHEAD UTILITY LINES
— CON —	CONCRETE
(m)	MEASURED
(b)	BLVD
P.P.	POWER POLE

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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 easements created by this survey to be situated within Parcel 2.006 as recorded in Instrument Number 20040803000428590 in the Office of the Judge of Probate Shelby County, Alabama, situated within the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 21 South, Range 2 West, 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 per a preliminary unrecorded subdivision plat named "SAVANNAH POINTE SECTOR 8" a portion of which is shown on this drawing.