

STATE OF ALABAMA

BELLSOUTH

RWID: AL117E563026

COUNTY OF SHELBY

8416-I-AL
(12-95)

AL117E563026

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

R/W COORDINATOR
ROOM 102N
3196 HIGHWAY 280 SOUTH
BIRMINGHAM, AL 35243



20060607000269290 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
06/07/2006 12:41:48PM FILED/CERT

Shelby County, AL 06/07/2006
State of Alabama

Deed Tax: \$2.00

EASEMENT

For and in consideration of Two Thousand dollars (\$ 2,000.00) 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, 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~~ INST # 1999-51869, 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 9, Township 21 S, Range 2 W, HUNTSVILLE Meridian, SHELBY County, State of Alabama, consisting of a (strip) ~~(parcel)~~ of land 30 Feet by 30 Feet AS indicated by 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.

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.

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

18 day of Feb., 2002.

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Signed, sealed, and delivered
in the presence of:

James T Brancey
Witness

Witness

Kelly Rippey L.S.
Owner:
KELLY / RIPPEY
Diann M Rippey L.S.
Owner:
DIANN M RIPPEY

State of Alabama

County of _____

I, _____, notary public, in and for said County in Alabama, hereby certify that
_____ whose name 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 executed the same voluntarily on the day the same bears
date.

Given under my hand this _____ day of _____, _____.

Notary Public

My Commission Expires:

Grantor's Address:

520 CAMP BRANCH Rd
ALABASTER, AL. 35007

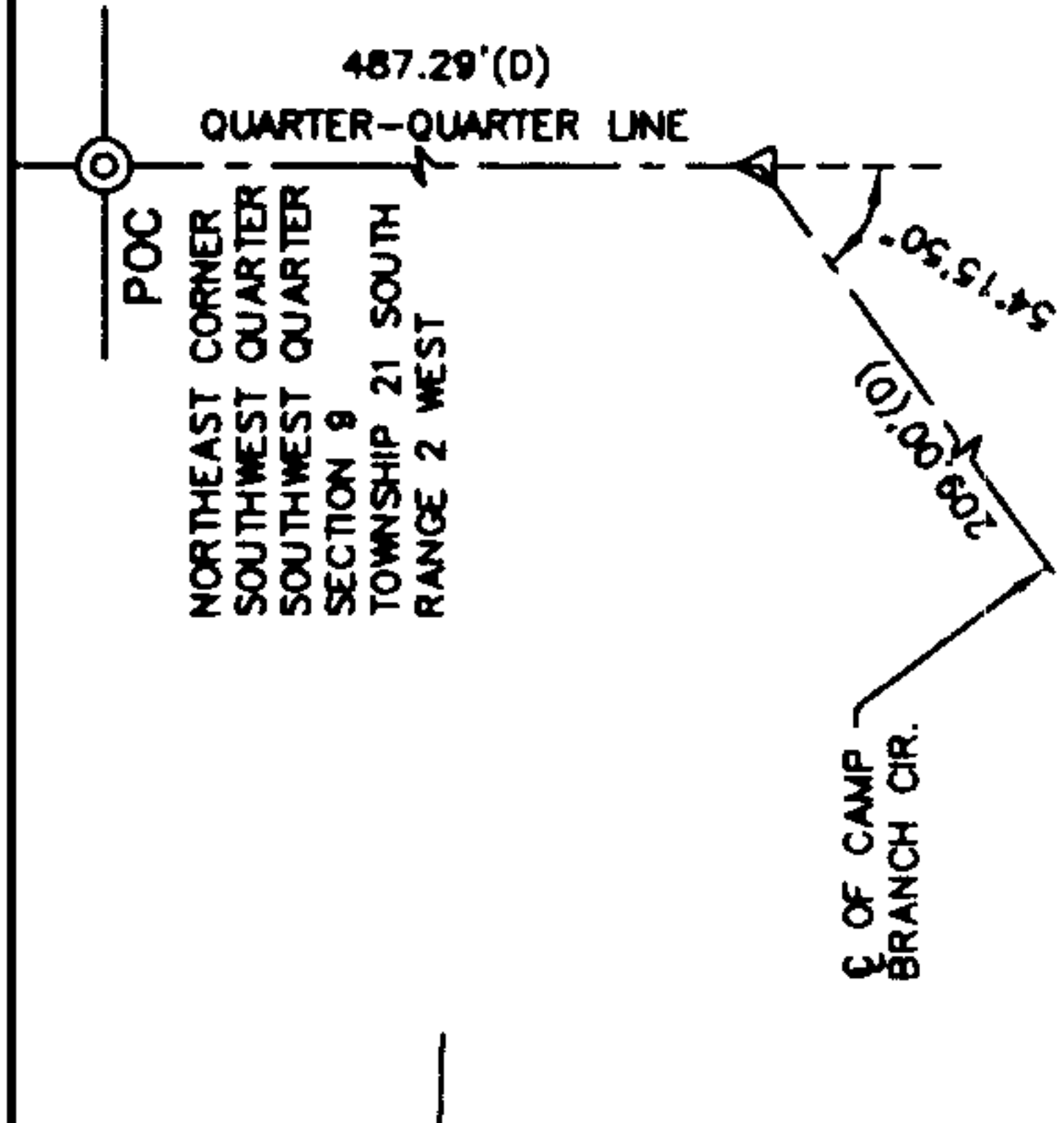
Grantee's Address:

BellSouth Telecommunications, Inc.

R/W COORDINATOR
ROOM 102N
3196 HIGHWAY 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>ALBSAL</u>	Authority <u>21C0066N</u>
Drawing	Area Number <u>14682</u>	Plat Number <u>0205 F1</u>	RWID <u>AL117E563026</u>
Approval	Title		



STATE OF ALABAMA
SHELBY COUNTY

A proposed 30 feet by 30 feet easement situated in the Southwest Quarter of the Southwest Quarter of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, and being a portion of that property owned by Kelley Rippey as recorded by instrument #1999-51864 in the Office of The Judge of Probate, Shelby County, Alabama, said easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence proceed Southerly along the East line of said Quarter-Quarter section for 487.29 feet, more or less, to a point in the center of Camp Branch Circle; then turn a deflection angle right of 54°15'50" and proceed Southerly along the centerline of said road for 208.00 feet to a point at the beginning of a curve to the left; said curve being concave Southerly and having a central angle of 31°00' and a radius of 453.53 feet; thence continue in a Southerly direction along the centerline of said road and the arc of said curve for 23.06 feet, more or less, to the beginning of a curve to the left; said curve being concave Southerly and having a central angle of 21°42'03" and a radius of 453.53 feet; thence proceed in a Southerly direction along the centerline of said road and the arc of said curve for 171.77 feet, more or less, to the end of said curve; thence proceed on a line tangent to the end of said curve and along the centerline of said road for 278.42 feet, more or less, to the beginning of a tangent curve to the right; said curve being concave Northerly and having a central angle of 18°37'36" and a radius of 598.86 feet; thence proceed in a Southerly direction along the centerline of said road and the arc of said curve for 198.17 feet to a point; thence proceed Southerly on a line tangent to the end of said curve and along the centerline of said road for 230.40 feet, more or less, to a point on the South side of said Southwest Quarter of Southwest Quarter; thence turn a deflection angle right of 43°28'39" and proceed Westerly along the South side of said Quarter-Quarter section for 80.68 feet to an capped iron found, said capped iron being the POINT OF BEGINNING; thence turn a deflection angle right of 90°00'00" and proceed in a Northerly direction for 30.00 feet to an iron pin set; thence turn a deflection angle right of 90°00'00" and proceed in a Easterly direction for 30.00 feet to an iron pin set; thence turn a deflection angle right of 90°00'00" and proceed in a Southerly direction for 30.00 feet to an iron pin set; thence turn a deflection angle right of 90°00'00" and proceed in a Westerly direction for 30.00 feet to the POINT OF BEGINNING.

Said easement contains 0.021 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 Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Surveyor's Signature: Jim C. McCullers, PLS Alabama License No. 15154 Date: 4/01/2002

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.

It is intended for the easement created by this survey to be contiguous with the South side of that property owned by Kelley Rippey as recorded by instrument #1999-51864 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 magnetic.

Underground utilities may exist that have not been shown.

Contour interval is one foot.

BELLSOUTH JOB INFORMATION

#22090
21C00660N
14682

ENGINEER: J. BRASSEAU

McCullers-CAPPS & ASSOCIATES, INC.

Surveyors-Mappers-Consultants
(205) 941-1519
85 Bagby Drive, Suite 108
Birmingham, Alabama 35209

PROPOSED 30'x30' BELLSOUTH EASEMENT
OFF OF CAMP BRANCH ROAD
AT KELLEY RIPPEY PROPERTY
SECTION 9, TOWNSHIP 21 SOUTH
RANGE 2 WEST
SHELBY COUNTY, ALABAMA

date	job no.	drawn by	deg. no.	rev.
4/01/2002	22090	JMK	1	0

LEGEND

IPF	IRON PIN FOUND	CHU	OVERHEAD UTILITY LINES
IPS	IRON PIN SET	F	FENCE
CMF	CROSS FOUND	C	CONCRETE
CM	CROSS MONUMENT FOUND	R	RECORD
CMF	CROSS MONUMENT SET	NS	NOT TO SCALE
PKF	PK NAIL FOUND	AC	ACRES
PKS	PK NAIL SET	ESMT	ENHANCED CONCRETE PIPE EASEMENT
RCP	REINFORCED CONCRETE PIPE	DEED	DEED
CA	CALCULATED POINT	MB	MEASURED
U	UTILITY POLE	MAP	MAP BOOK
A	GUY ANCHOR	DB	DEED BOOK
		Pg	PAGE
		PC	POINT OF BEGINNING
		PC	POINT OF COMMENCEMENT

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