

Estimated Value
\$500.00
BA



20061023000521070 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
10/23/2006 09:45:09AM 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)

Becky Grinder
118 Cedar Cove Drive
Pelham, AL 35124

Shelby County, AL 10/23/2006
State of Alabama

Deed Tax: \$.50

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 20050904-000456-81 MB22 PG 68 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 18, Township 24N, Range 1SE, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (strip) (parcel) of land 30 ft X 30 ft easement with 10 ft STRIP EASEMENT to access as shown on attached survey and hereby made a part of this document. (ATTACHMENT A)

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.

PMT 65030

BellSouth



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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:

~~Site to be placed 10 ft behind entrance granite sign.~~
~~Need talk to developer for placement of sign.~~ *Wayne Archer*
~~256-404-4276.~~

In witness whereof, the undersigned has/have caused this instrument to be executed on the 6th day of Jan., 2006

Signed, sealed and delivered in the presence of:

Shelby Kinder
Witness

Wayne Archer Page Branch
Name Of Corporation

Bill D. Mau
Witness

By: *Nelson Wayne Archer*
Title: Owner Nelson Wayne Archer
Attest: _____

State of Alabama, County of _____

I _____, Notary Public in and for said County in Alabama, hereby certify that
_____ 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 _____ day of _____, _____.

Notary Public

My Commission Expires: _____

Grantor's Address:

Grantee's Address:

BellSouth Telecommunications, Inc.
3196 Highway 280 South
Room 102N
Birmingham, AL 35243

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plat Number	RWID
Approval	Title		

LEGEND:

ASPH = asphalt
BRG = bearing
BLDG = building
CALC = calculated
CAP = capped iron
CB = cable box
CL = centerline
CH = chord
CONC = concrete
C = covered
d = deflection
D = curve delta angle
E = east
ESMT = easement
FC = fence
FD = found
FP = fence post
GW = guy wire
HW = headwall
IPF = iron pin found
IPF* = iron pin found w/KBW cap
IPS = iron pin set w/SSI cap
L = length
MB = mail box
MEAS = measured
MIN = minimum
MH = manhole
N = north
OH = overhang
P = porch
PC = point of curve

POB = point of beginning
POC = point of commencement
PT = point of tangent
PVMT = pavement
R = radius
REC = recorded
RES = residence
ROW = right of way
S = south
SAN = sanitary
STM = storm
SWR = sewer
SYN = synthetic
TP = telephone pedestal
UTIL = utility
U = uncovered
W = west
WM = water meter
YI = yard inlet
• = degrees
" = minutes, in
" = bearings or angles
" = seconds, in
" = bearings or angles
" = feet, in distance
AC = acres
± = more or less
or plus or minus

STATE OF ALABAMA
SHELBY COUNTY

Proposed Bell South Equipment Easement (A)

A proposed Bellsouth equipment easement located in the Southwest corner of proposed Lot 1, Lake Archer, also being in the Northeast quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said Lot 1, said point also being on the Northwest right-of-way line of Highway No. 109; thence run in a Northwesterly direction along the West line of said Lot 1 for a distance of 33.64 feet to a point; thence turn an angle to the right of 71 degrees, 06 minutes, 02 seconds and run in a Northeasterly direction for a distance of 31.71 feet to a point; thence turn an angle to the right of 108 degrees, 53 minutes, 58 seconds and run in a Southeasterly direction for a distance of 31.06 feet to a point on the Northwest right-of-way line of Highway No. 109, also being on a curve to the left having a central angle of 13 degrees, 17 minutes, 22 seconds a radius of 141.03 feet; thence turn an angle to the right of 66 degrees, 48 minutes, 39 seconds to the chord of said curve and run in a Southwesterly direction along the arc of said curve and also along said right-of-way line for a distance of 32.71 feet to the point of beginning; said easement containing 949 square feet, or 0.022 acres, more or less.

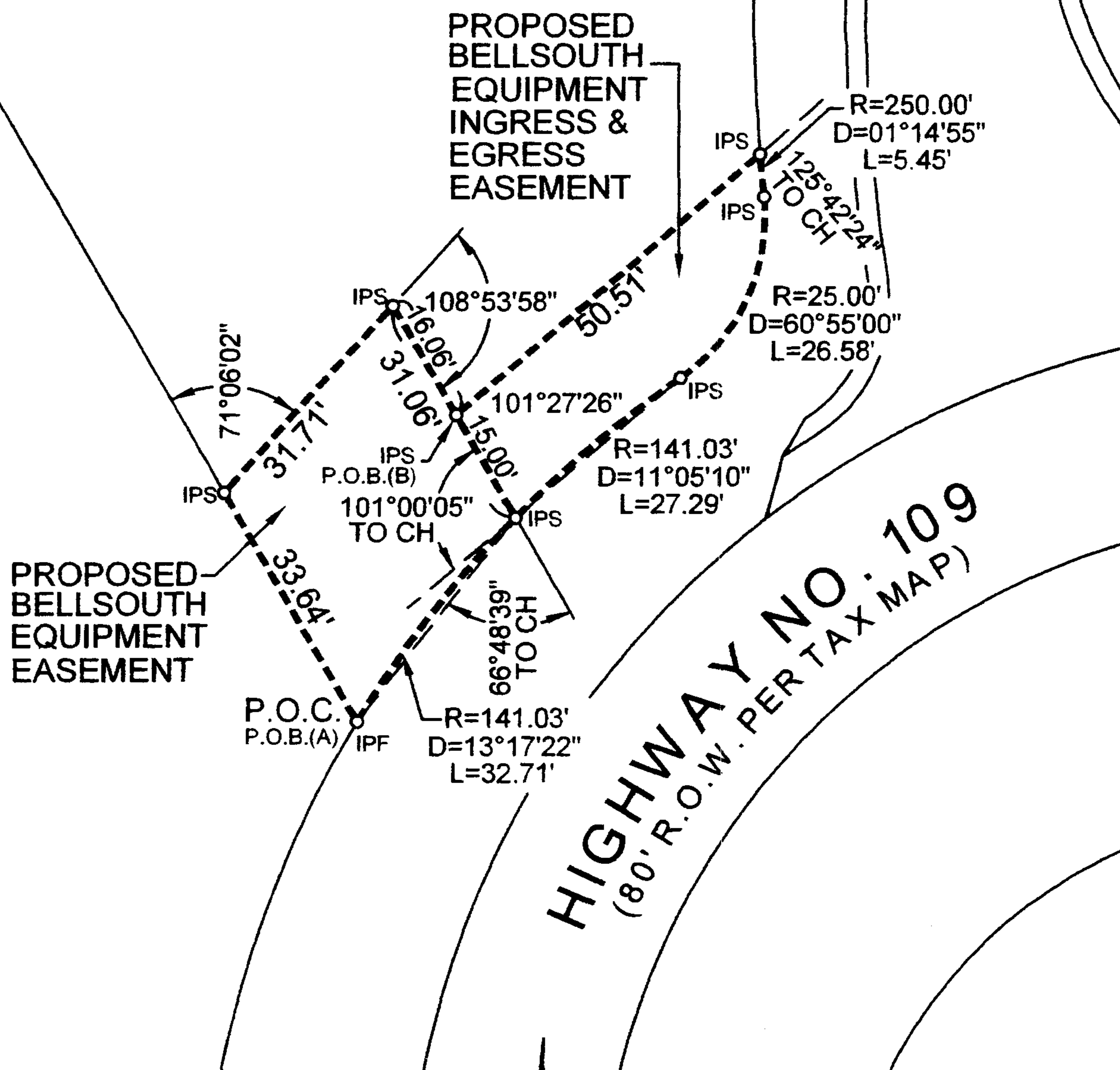
PROPOSED BELLSOUTH EQUIPMENT INGRESS & EGRESS EASEMENT (B)

A proposed Bellsouth equipment ingress and egress easement located in the Southeast corner of proposed Lot 1, Lake Archer, also being in the Northeast quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1, said point also being on the Northwest right-of-way line of Highway No. 109; thence run in a Northwesterly direction along the West line of said Lot 1 for a distance of 33.64 feet to a point; thence turn an angle to the right of 71 degrees, 06 minutes, 02 seconds and run in a Northeasterly direction for a distance of 31.71 feet to a point; thence turn an angle to the right of 108 degrees, 53 minutes, 58 seconds and run in a Southeasterly direction for a distance of 16.06 feet to the point of beginning; thence turn an angle to the left of 101 degrees, 27 minutes, 26 seconds and run in a Northeasterly direction for a distance of 50.51 feet to a point on a proposed right-of-way line, also being on a curve to the left having a central angle of 01 degrees, 14 minutes, 55 seconds a radius of 250.00 feet; thence turn an angle to the left of 125 degrees, 42 minutes, 24 seconds to the chord of said curve and run in a Southwesterly direction along the arc of said curve and also along proposed right-of-way line for a distance of 5.45 feet to a reverse curve to the right, having a central angle of 60 degrees, 55 minutes, 00 seconds a radius of 25.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along proposed right-of-way line for a distance of 26.58 feet to a point on the Northwest right-of-way line of Highway No. 109 also being a reverse curve to the left having a central angle of 11 degrees, 05 minutes, 10 seconds a radius of 141.03 feet; thence run in a Southwesterly direction along the arc of said curve and also along said right-of-way line for a distance of 27.29 feet to a point; thence turn an angle to the right of 101 degrees, 00 minutes, 05 seconds from the chord of said curve and run in a Northwesterly direction for a distance of 15.00 feet to the point of beginning; said easement containing 859 square feet, or 0.015 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. According to my survey of October 2, 2006. Survey is not valid unless it is sealed with embossed seal or stamped in red.

LOT 1 PROPOSED LAKE ARCHER



Order No. 86312
Purchaser: Bellsouth
Type of Survey: Easement Survey

Surveying Solutions, Inc
5511 Highway 280 E, Ste 314
Birmingham, AL 35242
Tele: 991-8985 Fax: 991-6032

Gayland D. Martin, Reg. L.S. #22679

Date of Signature

JLW \ACAD\PROJECTS\BELLSOUTH EASEMENT\LOT 1 LAKE ARCHER_ESMT

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NOTES:
SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND OFFERS NO OPINION AS TO TITLE.

EASEMENTS OR RESTRICTIONS AFFECTING PROPERTY MAY EXIST OF WHICH SURVEYOR HAS NO KNOWLEDGE. OTHER UTILITIES MAY EXIST OTHER THAN SHOWN OR MENTIONED.

IT IS INTENDED FOR THESE EASEMENTS TO ENCOMPASS BELLSOUTH CABLE OR EQUIPMENT IF AT ANYTIME THE LOCALLY ACCEPTED CORNER 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.

UNDERGROUND UTILITIES MAY EXIST THAT HAVE NOT BEEN SHOWN.

BEING PART OF
PARCEL I.D. NUMBER: 16-4-0-000-001-002
WAYNE & JANICE ARCHER
1200 COUNTY ROAD 109
WILSONVILLE, ALABAMA 35555

