

Estimated Value  
\$500.00 AD



20061023000521080 1/4 \$20.50  
Shelby Cnty Judge of Probate, AL  
10/23/2006 09:45:10AM 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

#### 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 BELL SOUTH 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 2006 0329 000 14 4680, 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 32, Township 19 S., Range 1 E, HUNTSVILLE Meridian, Shelby County, State of Alabama, consisting of a (strip) (parcel) of land 30 ft x 30 ft 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 692 44

BellSouth



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Page 2

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

Bellsouth to pay developer \$1000 for him to landscape  
around the outside of the Bellsouth easement.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 29<sup>th</sup> day of Sept, 2006

Signed, sealed and delivered in the presence of:

Dorothy L. Smith  
Witness

Larry Grinder  
Witness

WESTOVER DEVELOPMENT, LLC  
Name Of Corporation

By:

Title:

Attest:

John B. Davis Jr. Managing member

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:

WESTOVER DEVELOPMENT LLC  
Johnny Davis  
296 Snow Dr. 1776 INDEPENDENCE CT  
Birmingham, AL 35209-35216

Grantee's Address:

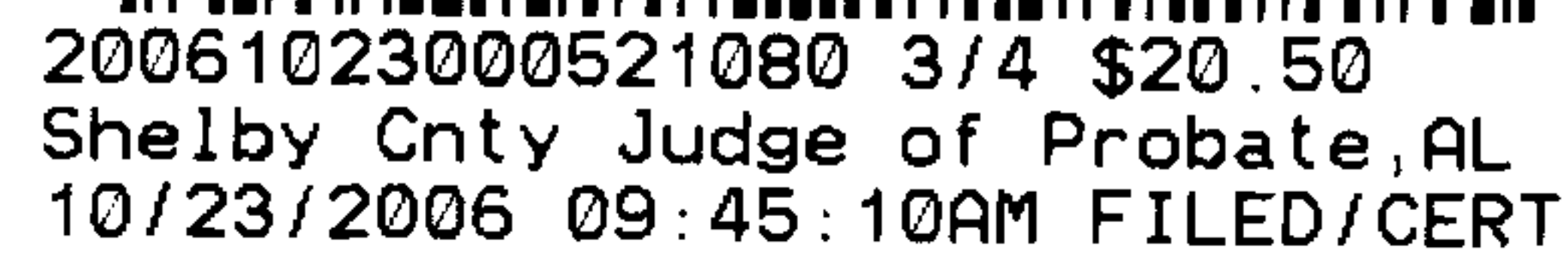
BellSouth Telecommunications, Inc.  
3196 Highway 280 South  
Room 102N  
Birmingham, AL 35243

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

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



7



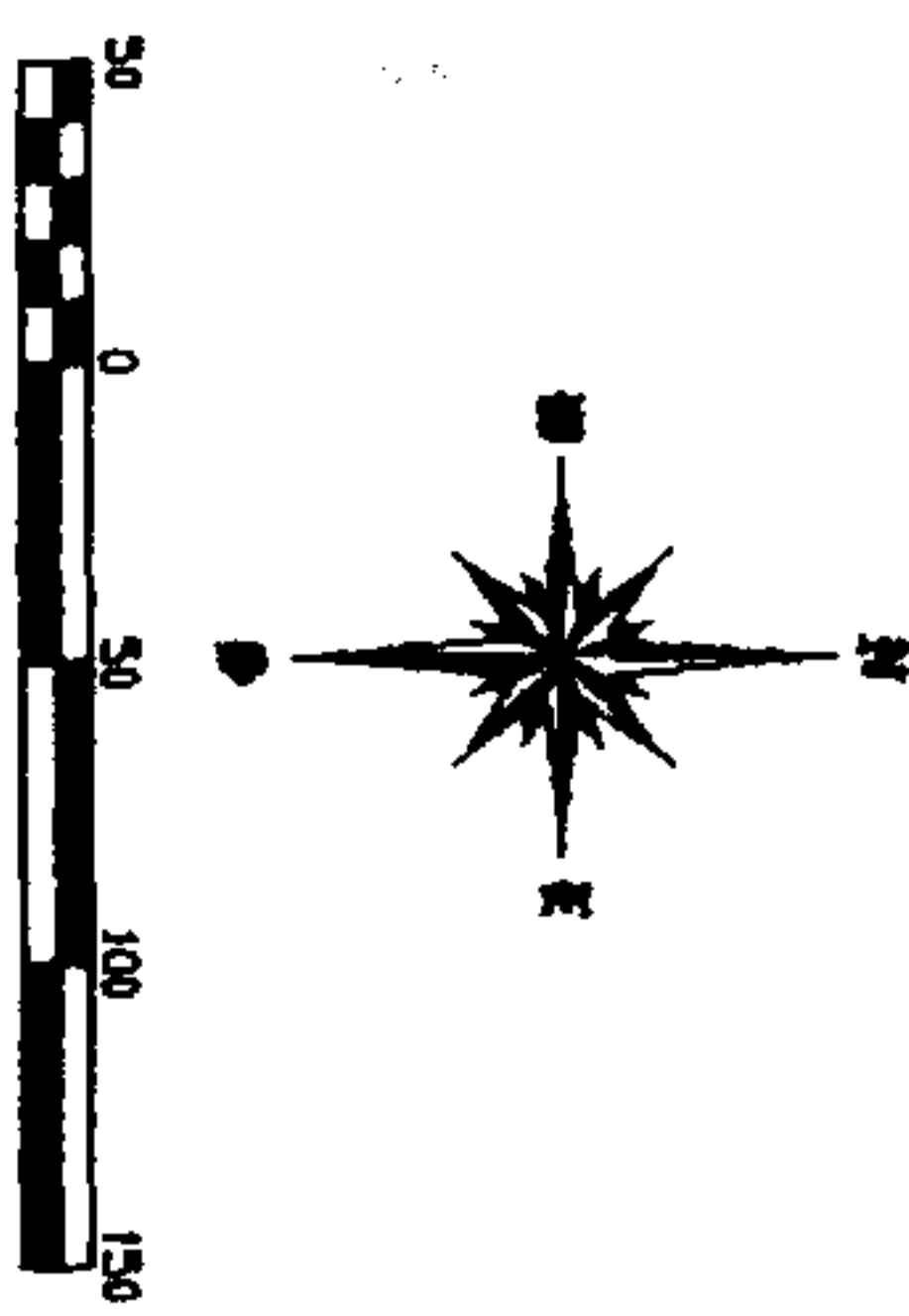
# ER PARK RESIDENTIAL

Located in part of  
Sec. 32, T19S, R1E  
City of Westover, Alabama

**OWNER**  
Westover Development, LLC  
278 Snow Drive  
Birmingham, Alabama 35209  
Mr. Johnny Davis

**PLAN-OVERALL LAYOUT- PHASE 1**

SCALE. 1"=100'



**SCALE: 1"= 100'**  
**JUNE 2008**

**PROJECT NOTES**

- a) SUNDRIY SWEEP SERVICE SHALL BE PROVIDED BY OTHERS PER OWNER'S AGREEMENT WITH EMERSON SYSTEMS, LLC.
- b) ALL WORK WITHIN R.O.W. OF COUNTY ROAD 51 SHALL BE COMPLETED WITHIN THE OUTLINES OF SHELBY COUNTY HIGHWAY DEPARTMENT.
- c) BOUNDARY INFORMATION SHOWN AS PROVIDED BY OWNER.
- d) CONTACT THE SHELBY COUNTY HIGHWAY DEPARTMENT (JODAE SLAUGHTER @699-1380) PRIOR TO SUBDIVISION CONSTRUCTION.


LOT #		LOT AREA (ACRES)	INVESTMENT AREA (ACRES)
76	70.1	0.17	1800
77	70.2	0.17	1800
78	70.3	0.17	1800
79	70.4	0.16	1800
80	70.5	0.16	1800
81	70.6	0.16	1800
82	70.7	0.16	1800
83	70.8	0.16	1800
84	70.9	0.16	1800
85	71.0	0.16	1800
86	71.1	0.16	1800
87	71.2	0.16	1800
88	71.3	0.16	1800
89	71.4	0.17	1800
90	71.5	0.17	1800
91	71.6	0.17	1800
92	71.7	0.17	1800
93	71.8	0.18	1800
94	71.9	0.18	1800
95	72.0	0.18	1800
96	72.1	0.18	1800
97	72.2	0.18	1800
98	72.3	0.18	1800
99	72.4	0.18	1800
100	72.5	0.18	1800
101	72.6	0.18	1800
102	72.7	0.18	1800
103	72.8	0.18	1800
104	72.9	0.18	1800
105	73.0	0.18	1800
106	73.1	0.18	1800
107	73.2	0.18	1800
108	73.3	0.18	1800
109	73.4	0.18	1800
110	73.5	0.18	1800
111	73.6	0.18	1800
112	73.7	0.18	1800
113	73.8	0.18	1800
114	73.9	0.18	1800
115	74.0	0.18	1800
116	74.1	0.18	1800
117	74.2	0.18	1800
118	74.3	0.18	1800
119	74.4	0.18	1800
120	74.5	0.18	1800
121	74.6	0.18	1800
122	74.7	0.18	1800
123	74.8	0.18	1800
124	74.9	0.18	1800
125	75.0	0.18	1800
126	75.1	0.18	1800
127	75.2	0.18	1800
128	75.3	0.18	1800
129	75.4	0.18	1800
130	75.5	0.18	1800
131	75.6	0.18	1800
132	75.7	0.18	1800
133	75.8	0.18	1800
134	75.9	0.18	1800
135	76.0	0.18	1800
136	76.1	0.18	1800
137	76.2	0.18	1800
138	76.3	0.18	1800
139	76.4	0.18	1800
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141	76.6	0.18	1800
142	76.7	0.18	1800
143	76.8	0.18	1800
144	76.9	0.18	1800
145	77.0	0.18	1800
146	77.1	0.18	1800
147	77.2	0.18	1800
148	77.3	0.18	1800
149	77.4	0.18	1800
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151	77.6	0.18	1800
152	77.7	0.18	1800
153	77.8	0.18	1800
154	77.9	0.18	1800
155	78.0	0.18	1800
156	78.1	0.18	1800
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164	78.9	0.18	1800
165	79.0	0.18	1800
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170	79.5	0.18	1800
171	79.6	0.18	1800
172	79.7	0.18	1800
173	79.8	0.18	1800
174	79.9	0.18	1800
175	80.0	0.18	1800
176	80.1	0.18	1800
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183	80.8	0.18	1800
184	80.9	0.18	1800
185	81.0	0.18	1800
186	81.1	0.18	1800
187	81.2	0.18	1800
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195	82.0	0.18	1800
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204	82.9	0.18	1800
205	83.0	0.18	1800
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214	83.9	0.18	1800
215	84.0	0.18	1800
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225	85.0	0.18	1800
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245	87.0	0.18	1800
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253	87.8	0.18	1800
254	87.9	0.18	1800
255	88.0	0.18	1800
256	88.1	0.18	1800
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265	89.0	0.18	1800
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284	90.9	0.18	1800
285	91.0	0.18	1800
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363	98.8	0.18	1800
364	98.9	0.18	1800
365	99.0	0.18	1800
366	99.1	0.18	1800
367	99.2	0.18	1800
368	99.3	0.18	1800
369	99.4	0.18	1800
370	99.5	0.18	1800
371	99.6	0.18	1800
372	99.7	0.18	1800
373	99.8	0.18	1800
374	99.9	0.18	1800
375	100.0	0.18	1800

**ZONING PLUD:**

TOTAL LOTS:	138
TOTAL ACREAGE PHASE 1:	38
MAXIMUM IMPERVIOUS COVERAGE	
SHALL BE <50% AS PER ZONING.	

REVISION BY	DATE	DESCRIPTION
KJH	06-29-86	REVISED FOR LOT INFO - AT FRONT LINE
E	07-01-86	REVISED TO SHOW A LARGER TRAILER COURT NO.
KJH	08-24-86	REVISED OF 20'X30'x10' DIMENSIONS - S.A. PERMITTED
DRAWN BY	KJH	
CHECKED BY	F.S.	
SCALE:	"=100'	

**SPENCER ENGINEERING, INC.**  
 1529 Lynn Road Birmingham, AL 35216  
 Phone:(205) 822-3447 Fax:(205) 822-1578



WESTOVER PARK  
A PROPOSED RESIDENTIAL DEVELOPMENT

OVERALL LAYOUT

DATE: APRIL 05	SHEET: 2 OF 17	JOB NO.: 00-00
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# ATTACHMENT A-1

30' x 30' Easement for BellSouth Telephone Service to serve  
Westover Park

A part of the SW quarter of the NE quarter of Section 32,  
Township 19 South, Range 1 East, Shelby County, Alabama and more  
particularly described as follows:


Commence at a Rebar locally accepted as the SW Corner of the SE  
quarter of the NE quarter, of Section 32, Township 19 South,  
Range 1 East, Shelby County, Alabama; thence N 00°07'44" E along  
the west line of said quarter-quarter section a distance of  
640.21 feet; thence N 87°13'58" W a distance of 789.82 feet to a  
point on the southern right of way for County Highway No. 51;  
thence N 18°41'16" W along said right of way a distance of 354.75  
feet to the point of beginning; thence continue N 18°41'16" W  
along said right of way a distance of 30.00 feet; thence N  
68°43'09" E a distance of 30.03 feet; thence S 18°41'16" E a  
distance of 31.36 feet; thence S 71°18'44" W a distance of 30.00  
feet to the point of beginning.

Said easement contains 0.021 acres more or less.

Keith L. Hager, PE

Spencer Engineering, Inc.

3237 Lorna Road - Birmingham, AL 35216

  
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