

20070418000178790 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/18/2007 09:33:09AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby



8416-C-AL
(12-2006)

Preparer's name and address:

Becky Grinder
118 Cedar Cove Drive
Pelham, AL 35124

Grantee's Address:
BellSouth Telecommunications, Inc.
3196 Highway 280 South
Room 102N
Birmingham, AL 35243

EASEMENT

For and in consideration of four thousand dollars (\$ 4,000.00) 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, facilities, standby 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 20050419000183620, page , 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 2, Township 19S, Range 2W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 12 ft x 12 ft and a strip 5ft wide running from easement to Inverness Parkway for buried cable 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.

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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 to have access to easement from current road to pump station. Lump sum amount paid to property owner in this document by BellSouth covers any landscaping the property owner does at this location. BellSouth to restore any disturbed surface to pre-built condition. Contact Country Club to locate irrigation lines.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 20 day of February, 2007.

Signed, sealed and delivered in the presence of:

Becky Anderson
Witness
(Print Name)

Susan Pellegra
Witness
(Print Name) Susan Pellegra

Inverness Holding, LLC

(Address) Name of Corporation

**1 Country Club Dr.
Birmingham, AL 35242**

By: [Signature]
Title: **Owner- Bill Ochsenhirt**

Attest: _____

State of Alabama, County of _____

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

My Commission Expires: _____

Notary Public
(Print Name) _____

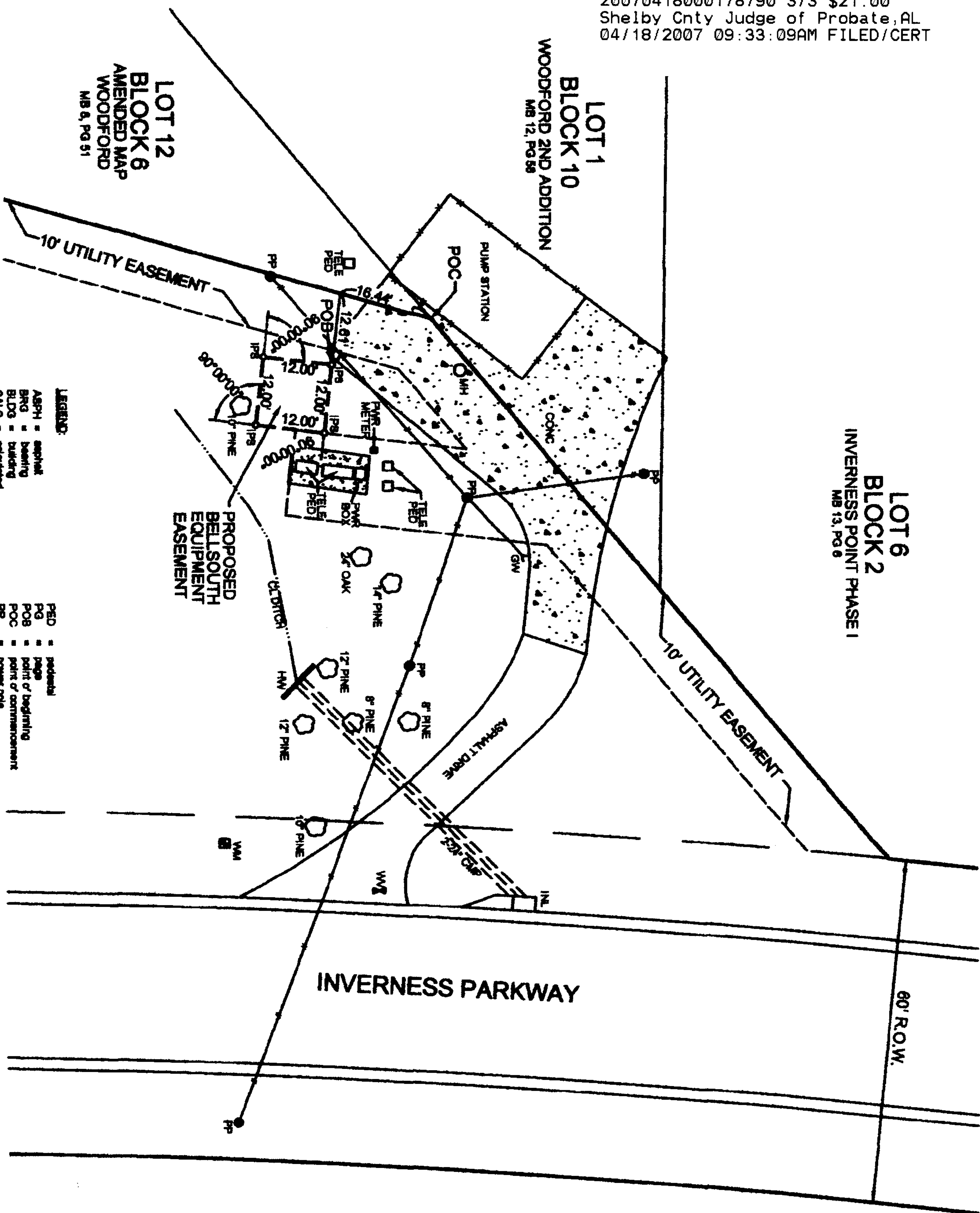
TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

District North Alabama - SE	FRC	Wire Center/NXX BRHMALOM	Authority
Drawing	Area Number	Plat Number	RWID
Approval	Title ROW Coordinator		

ATTACHMENT A



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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 BELL SOUTH 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.

LEGEND:

- | | |
|--------------------------------|-----------------------------|
| ASPH = asphalt | PEB = pedestals |
| BKG = bearing | POB = point of beginning |
| BLO = building | POC = point of commencement |
| CALC = calculated | PP = power pole |
| CAP = capped iron | PT = point of tangent |
| CB = catch box | PWT = pavement |
| CH = chond | PWR = power |
| CL = centerline | R = radius |
| CONC = concrete | REC = recorded |
| C = covered | RES = residence |
| D = deflection | ROW = right of way |
| E = east | S = south |
| ESMT = easement | SAN = sanitary |
| FC = fence | STM = storm |
| FD = found | SWR = sewer |
| FP = fence post | SYN = synthetic |
| GW = guy wire | TEL = telephone |
| HW = headwall | U = utility |
| IL = inlet | UN = uncovered |
| IPF = iron pin found | W = water |
| IPF- = iron pin found W/SS cap | WM = water meter |
| IPS = iron pin set w/SS cap | WW = water valve |
| L = length | YI = yard line |
| MB = map book | ° = degrees |
| MEAS = measured | ' = bearings or angles |
| MN = minimum | " = seconds, in |
| MH = manhole | ' = bearings or angles |
| N = north | ' = back, in distance |
| OH = overhang | ' = slope |
| P = porch | ' = more or less |
| PC = point of curve | ' = or plus or minus |

BEING PART OF
PARCEL I.D. NUMBER: 10-1-00-0-003-050.000
INVERNESS HOLDINGS, L.L.C.
1 COUNTRY CLUB DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

Proposed Bell South Equipment Easement

A proposed Bell South Equipment Easement situated in the Northeast quarter of the Southwest quarter of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northern most corner of Lot 12, Block 6, Amended Map Woodford as recorded in Map Book 8, Page 51 in the Office of the Judge of Probate in Shelby County, Alabama and run Southwest along the Southeast line of said Lot 12 for a distance of 16.44 feet; thence left 99°04'58" and run Southeast for a distance of 12.61 feet to the Point of Beginning; thence continue along the last described course for a distance of 12.00 feet to a point on an existing easement as shown on a map of Inverness P. U. D. Additional Rights of Way as recorded in Map Book 35, Page 51 A-F in the Office of the Judge of Probate in Shelby County, Alabama; thence right 90°00'00" and run Southwest along said easement line for a distance of 12.00 feet to a point that is 7.00 feet beyond said existing easement; thence right 90°00'00" and run Northwest for a distance of 12.00 feet; thence right 90°00'00" and run Northeast for a distance of 12.00 feet returning to the Point of Beginning. Containing 144 square feet, 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 February 26, 2007. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Order No. 87518
Purchaser: BellSouth
Type of Survey: Easement Survey

Surveying Solutions, Inc.
5511 Highway 280 E, Ste 314
Birmingham, AL 35242
Tele: 981-9909 Fax: 981-9932

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

Date of Signature
3/08/07