

Act. value
\$500.00
EJ

STATE OF ALABAMA
COUNTY OF Shelby



8416-C-AL
(12-2006)

20070627000300920 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
06/27/2007 09:03:41AM FILED/CERT

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 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, 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 _____, 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 26, Township 20S, Range 3W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 25 ft x 30 ft easement and an access strip 15 ft x 12 ft for parking and a strip 5 ft wide to road right of way for buried cable as shown on attached drawing 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 75670

SPECIAL STIPULATIONS OR COMMENTS:

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

AT&T to pay developer \$1000 to landscape around outside easement. AT&T to have access to site from alley off Water St.

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(12-2006)
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In witness whereof, the undersigned has/have caused this instrument to be executed on the 22nd day of May, 2007.

Signed, sealed and delivered in the presence of:

Becky Grinder
Witness
(Print Name) Becky Grinder

V.E. Birdwell
Witness
(Print Name) V.E. BIRDWELL

RM Properties LLC
Name of Corporation
(Address) Ronnie Morton
4922 Stonehenge Rd
B'ham AL 35242

By: Ronnie Morton
Title: Owner - Ronnie Morton

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 _____, _____

My Commission Expires: _____

Notary Public
(Print Name) _____

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, INC.

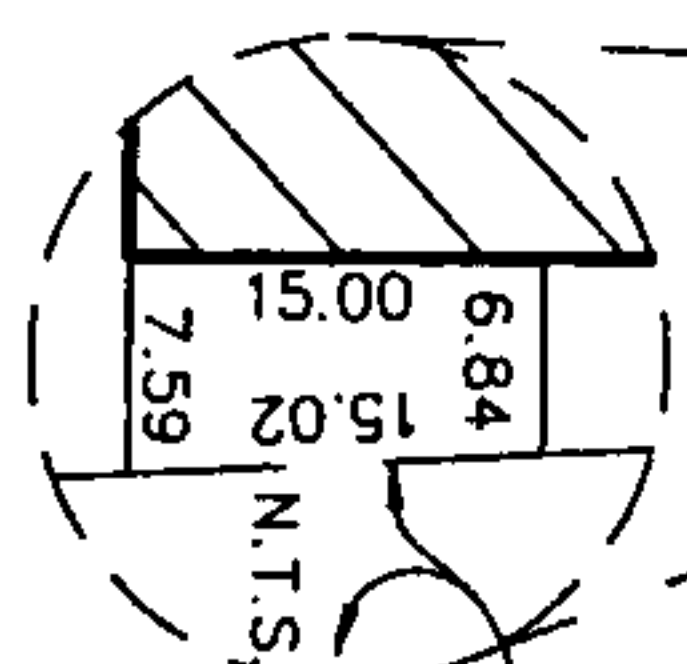
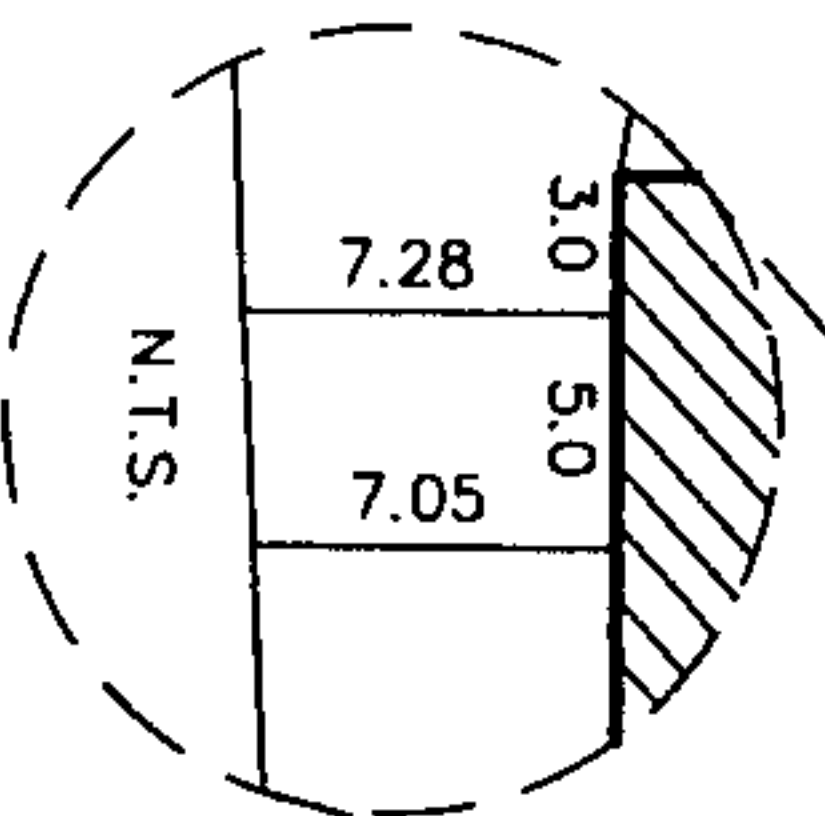
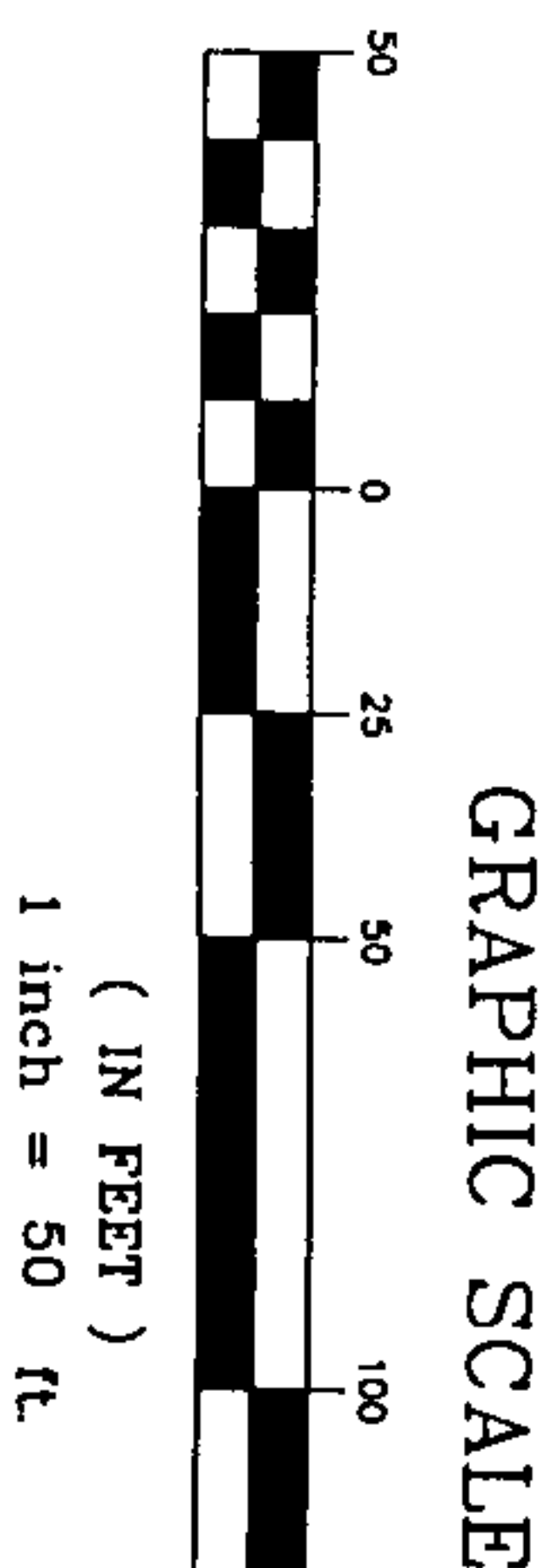
District North Alabama - SE	FRC	Wire Center/NXX BRHMALOM	Authority
Drawing	Area Number	Plat Number	RWID
Approval	Title ROW Coordinator		

ATTACHMENT A

NW CORNER
SW 1/4 - NW 1/4
SEC. 26, T. 20 S., R. 4 W.
SHELBY COUNTY, AL
LOCALLY ACCEPTED

20070627000300920 3/3 \$17.50
Shelby Cnty Judge of Probate, AL
06/27/2007 09:03:41AM FILED/CERT

Shelby County, AL 06/27/2007
State of Alabama
Deed Tax: \$.50



30' EASEMENT FOR
INGRESS, EGRESS,
UTILITIES AND
DRAINAGE

WATER STREET
(50' R.O.W.)

E1
LENGTH = 25.04
BEARING = N47°25'12"W

E3
LENGTH = 25.00
BEARING = S47°31'14"E

E2
LENGTH = 30.00
BEARING = N42°29'0"E

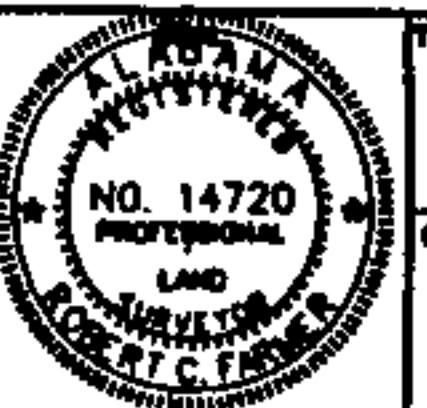
E4
LENGTH = 30.04
BEARING = S42°24'45"W

MAGNETIC

I, Robert C. Farmer, a Professional Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct map or plot of the parcel of land situated in the NW 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; thence S 50°51'27" E a distance of 553.40 feet; thence N 53°17'28" E a distance of 492.39 feet to the POINT OF BEGINNING; thence N 47°25'12" W a distance of 25.04 feet; thence N 42°29'0" E a distance of 30.00 feet; thence S 47°31'14" E a distance of 25.00 feet; thence S 42°24'45" W a distance of 30.04 feet to the POINT OF BEGINNING.

Robert C. Farmer P.L.S.
Ala. Reg. No. 14720

Date 6/19/07



EASEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

R.C. FARMER
AND ASSOCIATES, INC.
SURVEYORS & PLANNERS
846 YEAGER PARKWAY
PELHAM, AL 36264
TP 205-864-2886 • FAX 864-2886
EMAIL: RCFARMER@AOL.COM



PROPERTY DESCRIPTION
CREEKWATER
SECTION 26, TOWNSHIP 20 S., RANGE 4 W.
SHELBY COUNTY, ALABAMA
CLIENT: LIZ SMITH (AT&T)
ADDRESS: 3006 HIGHWAY 280 S., SUITE 102 N., BYHAM, AL.

REVISIONS			
No.	Date	By	Remarks

THIS DRAWING IS THE PROPERTY OF R.C. FARMER AND ASSOCIATES, INC. AND THE CLIENT. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART, NOR IS IT TO BE USED ON ANY OTHER PROJECT.