

Shelby County, AL 10/24/2007
State of Alabama

Deed Tax: \$3.00

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-AL
(06-2007)

Preparer's name and address:

Becky Grinder

118 Cedar Cove Dr.

Pelham, AL. 35124

Grantee's Address:

BellSouth Telecommunications, Inc. d/b/a AT&T Alabama

3196 Highway 280

Room 102N

Birmingham, AL. 35243

EASEMENT

For and in consideration of three thousand dollars (\$ 3,000.00) 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, d/b/a AT&T Alabama**, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands described in Deed Book MB 7, page 114, 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:

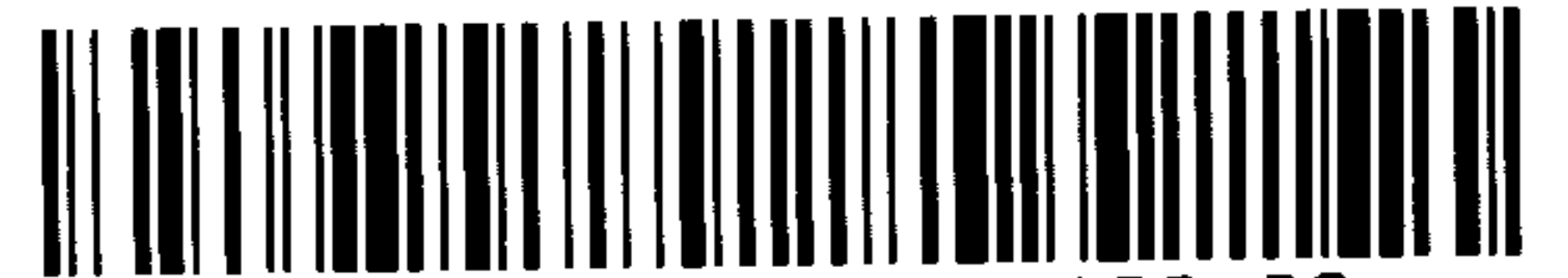
All that tract or parcel of land lying in Section 30, Township 20S, Range 02W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 30 ft x 30ft easement as shown on attached survey and hereby made a part of this document. Attachment A.

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 (including broadcast) 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. d/b/a AT&T Alabama, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns 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 78383



20071024000491940 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
10/24/2007 09:25:22AM FILED/CERT

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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

In witness whereof, the undersigned has/have caused this instrument to be executed on the 2nd day of September Oct. 2007.

Signed, sealed and delivered in the presence of:

Witness
(Print Name) _____

Witness
(Print Name) _____

Riverchase Country Club

Name of Corporation

(Address)

2000 Club Dr.

Birmingham, AL. 35244

By: 

Title: **Manager, Bryan McMurry**

Attest: _____

State of Alabama, County of **Shelby**

I, Rebecca A Grinder, Notary Public in and for said County in Alabama, hereby certify that Bryan McMurry whose name manager of the Riverchase Country Club, 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 2nd day of October September, 2007.

Notary Public

(Print Name) **Rebecca A. Grinder**

My Commission Expires: _____

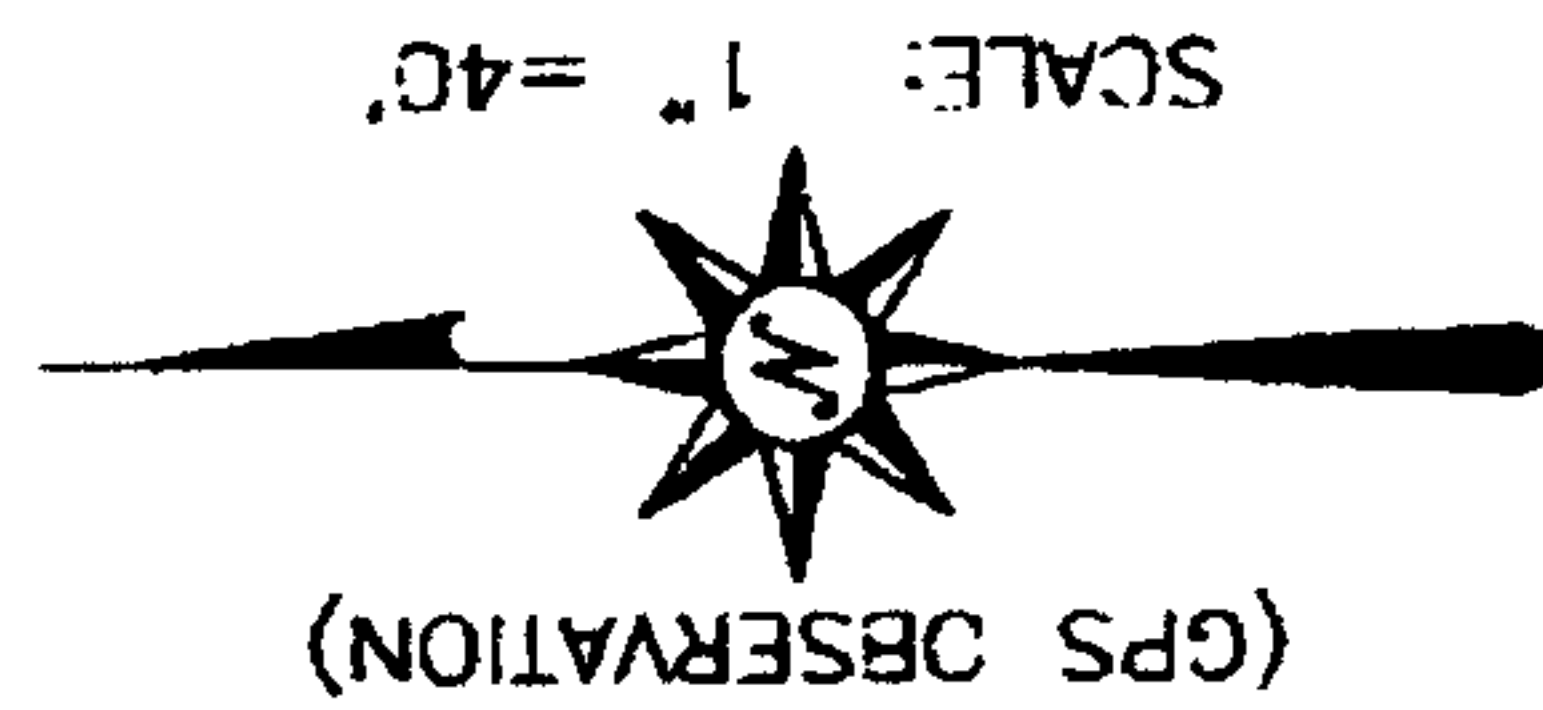
Notary Public Alabama State At Large
My Commission Expires on **08/22/2011**

TO BE COMPLETED BY GRANTEE

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

ATTACHMENT 'A'

RWD: AL117E658 352



LOT 15
RIVERCHASE COUNTRY CLUB
M.B. 7, PG. 114

RIVERCHASE COUNTRY CLUB
11 7 35 0 003 002.000

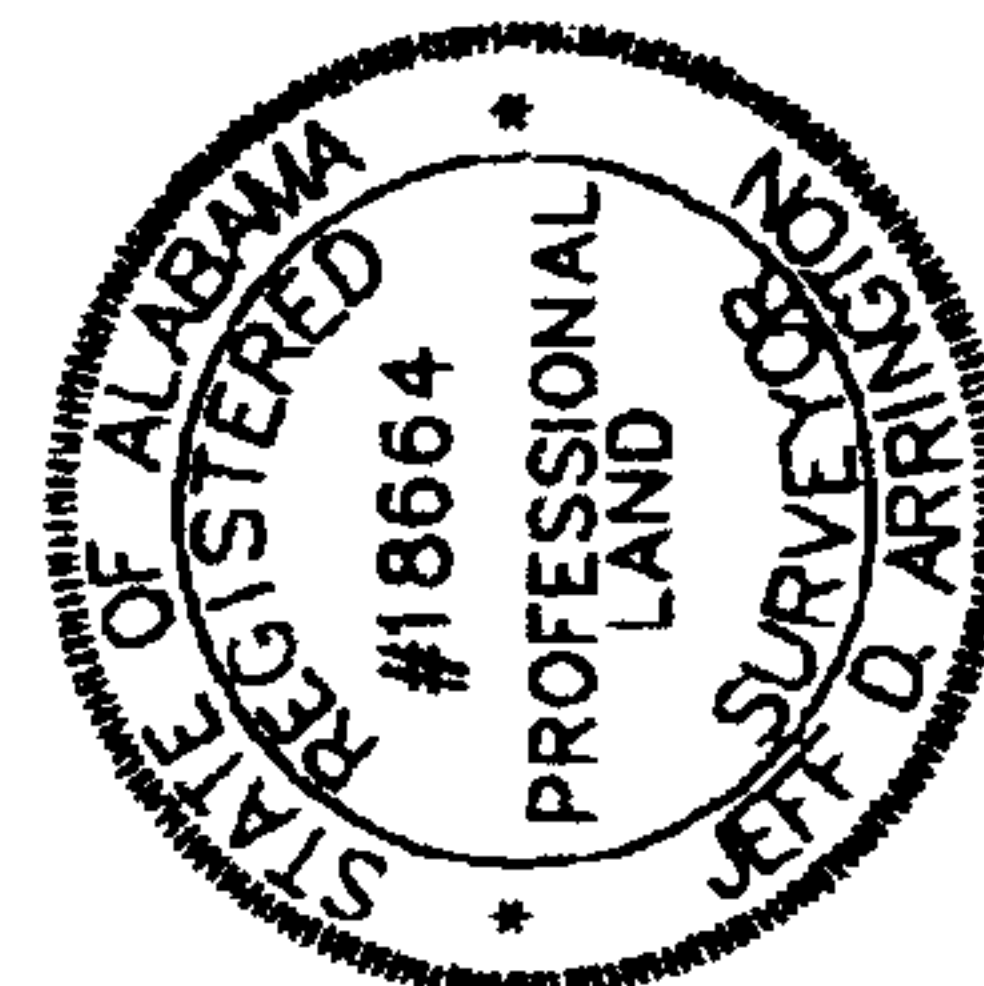
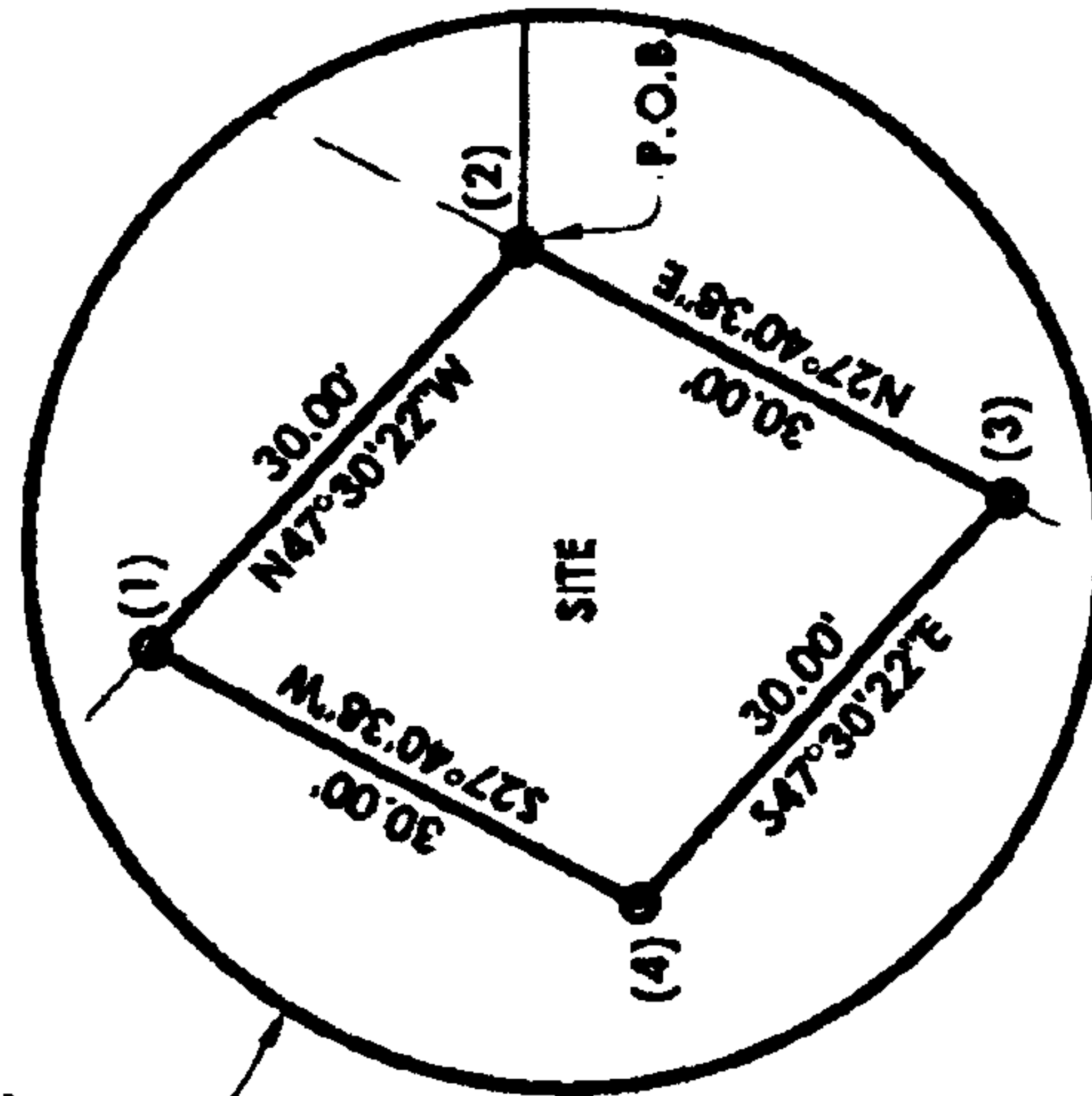
POINT OF
COMMENCEMENT
NE COR.
SE 1/4- NW 1/4
SEC. 35, T.19S, R3W

PARKWAY WEST
60' R.O.W.

FOUND 5/8" REBAR P.O.B.

FOUND 5/8" REBAR
N89°19'45"W 758.46' N.T.S.

500.40' 15"W
852.69' N.T.S.



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CONTROL DATA			
ID	NORTH	EAST	
(1)	1215689.80	2174788.18	
(2)	1215669.54	2174810.91	
(3)	1215642.97	2174796.37	
(4)	1215663.24	2174774.25	

NOTE: ALL IRONS ARE SET #18664

DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION AND THENCE RUN SOUTH 00°40'15" WEST FOR 852.69 FEET; THENCE RUN NORTH 89°19'45" WEST FOR 758.46 FEET TO THE MOST SOUTHERLY CORNER OF LOT 15 ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 7, PAGE 114 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY AND A POINT ON THE WESTERLY RIGHT-OF-WAY OF PARKWAY WEST AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 47°30'22" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15, FOR 30.00 FEET; THENCE RUN SOUTH 27°40'38" WEST FOR 30.00 FEET; THENCE RUN SOUTH 47°30'22" EAST FOR 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID PARKWAY WEST; THENCE RUN NORTH 27°40'38" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 870 SQUARE FEET

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.

SURVEYOR:

Jeff D. Arrington
JEFF D. ARRINGTON
ALABAMA NO. 18664
DATE 10-11-07

WORK AUTHORIZATION NUMBER: AE2007-78383

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

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