

20071024000491980 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/24/2007 09:25:26AM FILED/CERT

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

Deed Tax: \$5.00

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 five thousand dollars (\$ 5,000.00) 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 20051209000639220 & 20060222000086760, 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 22, Township 20S, Range 03W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 30 ft x 20 ft with approximately 20 ft x 12.5 ft on parcel 13 5 22 4 001 001.194 and 20 ft x 17.5 ft on parcel 13 5 22 4 001 001.199 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 177454

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:
ATT to have access from the office parking lot to access easement.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 28th day of
August, 2007.

Signed, sealed and delivered in the presence of:

Witness
(Print Name) _____

Witness
(Print Name) _____

Burt-Nagy-Sanders, LLC

Name of Corporation

(Address)

PO Box 335

Helena, AL 35080

By:

Title: **Managing Member, Mitchell T. Sanders**

Attest: _____

State of Alabama, County of Shelby

I, Rebecca L. Ginder, Notary Public in and for said County in Alabama, hereby certify
that Carol C. Burt, managing CAROL C. BURT whose name
Managing Member of the
BURT; Nagy-Sanders, LLC, 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 28th day of August, 2007.

Notary Public Alabama State At Large
My Commission Expires on

08/22/2011

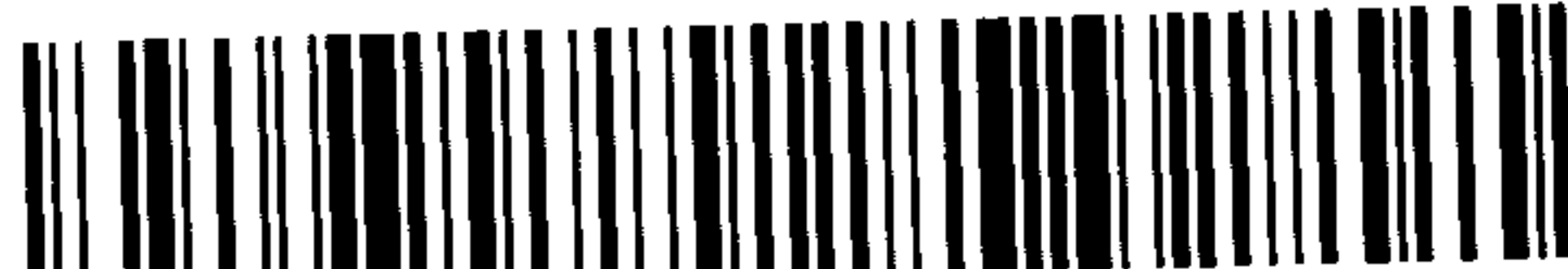
My Commission Expires: _____

Notary Public

(Print Name) _____

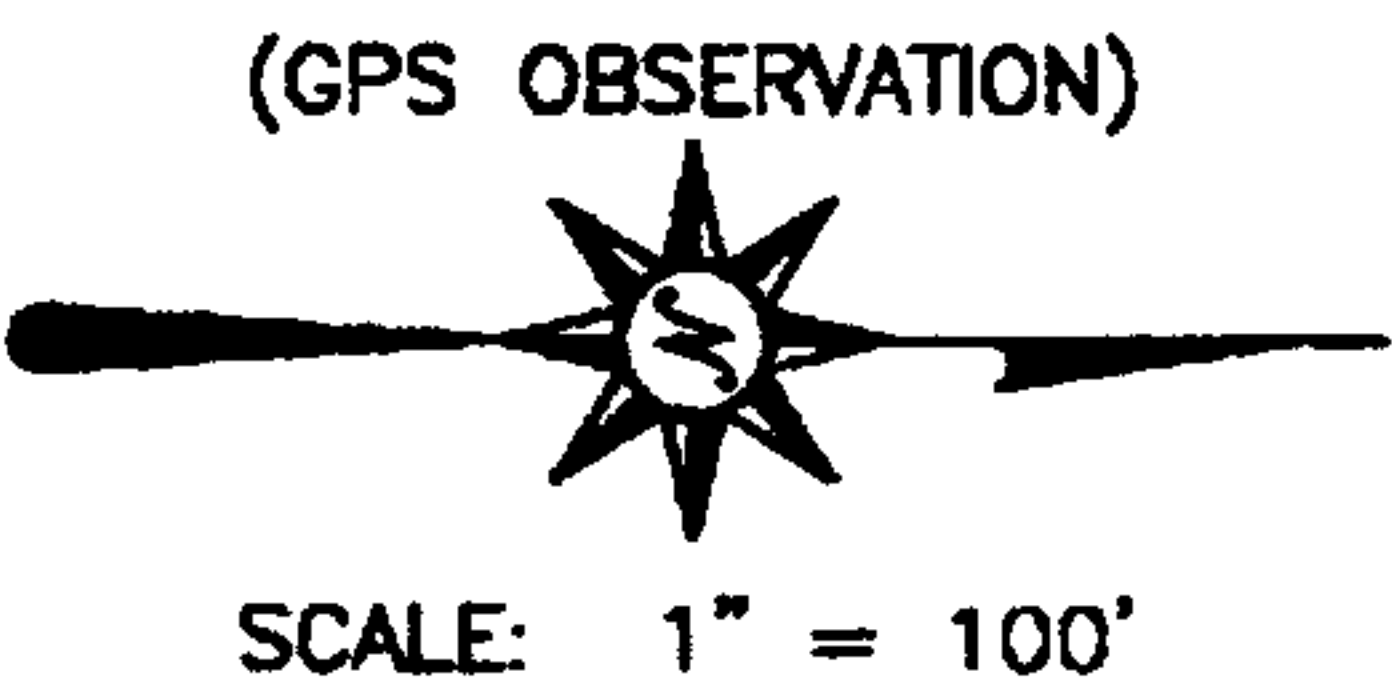
TO BE COMPLETED BY GRANTEE

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



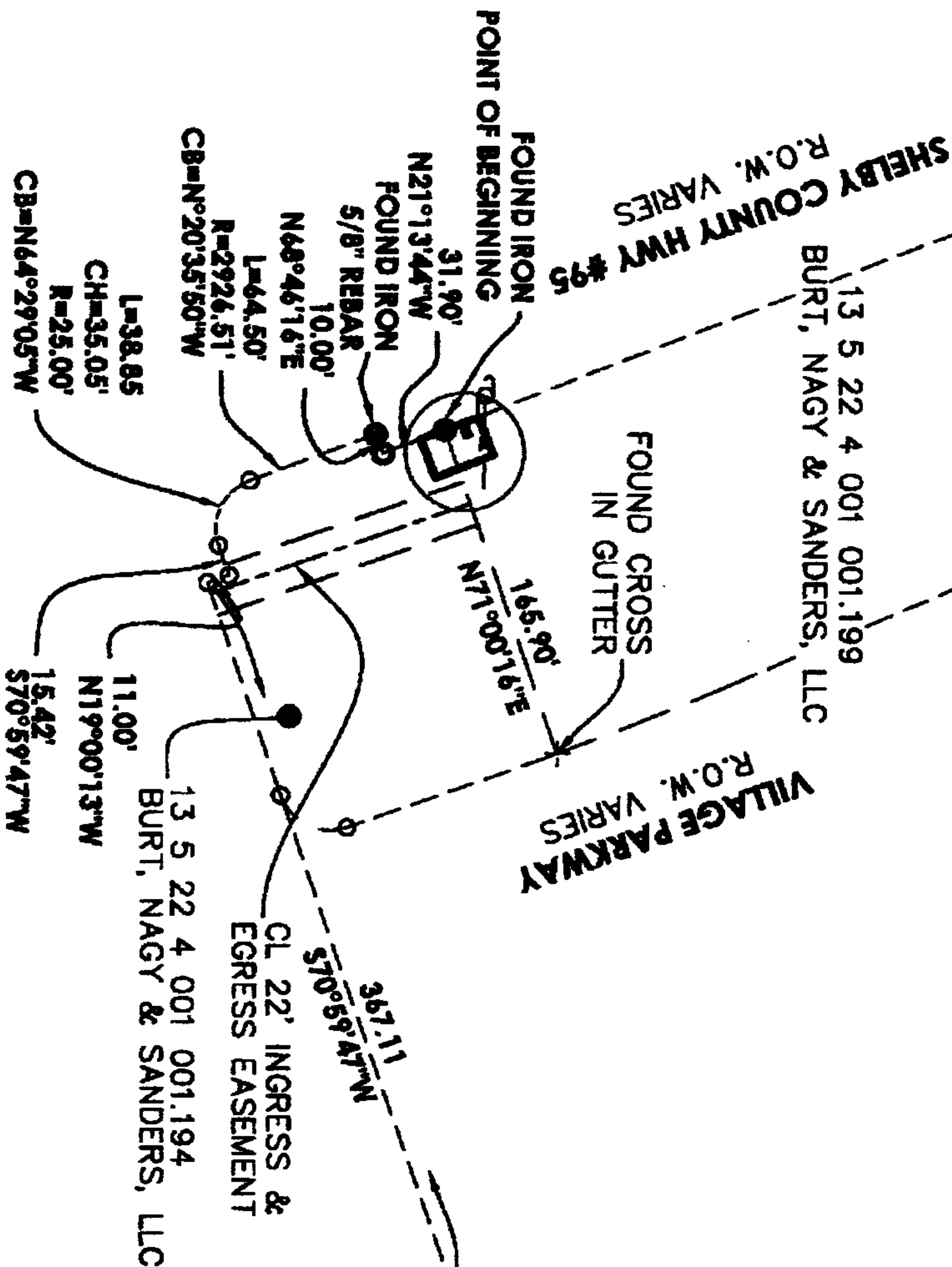
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CONTROL DATA			
ID	NORTH	EAST	
1	1192279.26	2172807.77	
2	1192305.53	2172826.42	
3	1192277.56	2172837.28	
4	1192270.32	2172818.64	



SCALE: 1" = 100'

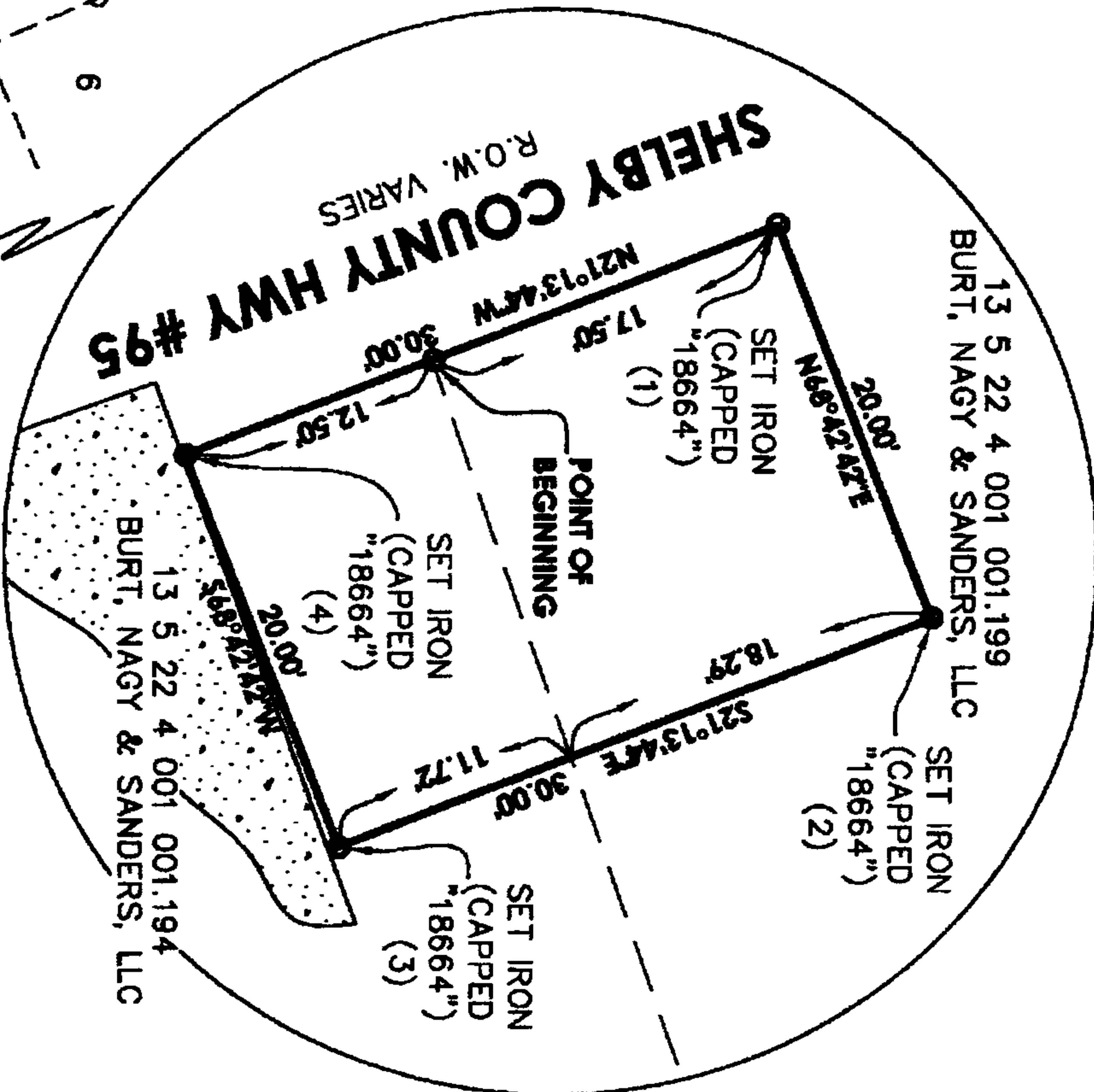
POINT OF COMMENCEMENT



(GPS OBSERVATION)



SCALE: 1" = 10'



EASEMENT SITE SURVEY SHELBY CO. HWY #95

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT #10, BLOCK #4, DEARING DOWNS 2ND SECTOR AS RECORDED IN MAP BOOK 9, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND THENCE RUN NORTH 23°30'59" WEST ALONG THE SOUTHWEST LINE OF LOTS 10 THROUGH 6 OF SAID DEARING DOWNS 2ND SECTOR FOR 646.18 FEET; THENCE RUN NORTH 18°00'13" WEST FOR 367.11 FEET; THENCE RUN SOUTH 70°59'47" WEST FOR 11.00 FEET; THENCE RUN SOUTH 70°59'47" WEST, FOR 16.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°02'16"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 38.85 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NO. 95 AND A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,926.51 FEET AND A CENTRAL ANGLE OF 01°15'46"; THENCE NORTHERLY ALONG THE ARC AND SAID ROAD RIGHT-OF-WAY FOR 84.50 FEET; THENCE RUN NORTH 68°46'16" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 10.00 FEET; THENCE RUN NORTH 21°13'44" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 31.80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 21°13'44" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 17.50 FEET; THENCE RUN NORTH 21°13'44" EAST FOR 20.00 FEET; THENCE RUN SOUTH 21°13'44" EAST FOR 30.00 FEET; THENCE RUN SOUTH 68°42'42" WEST, FOR 20.00 FEET A POINT ON THE NORTHEAST RIGHT-OF-WAY OF SAID ROAD; THENCE RUN NORTH 21°13'44" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 12.50 FEET TO THE POINT OF BEGINNING, CONTAINING 600 SQUARE FEET.

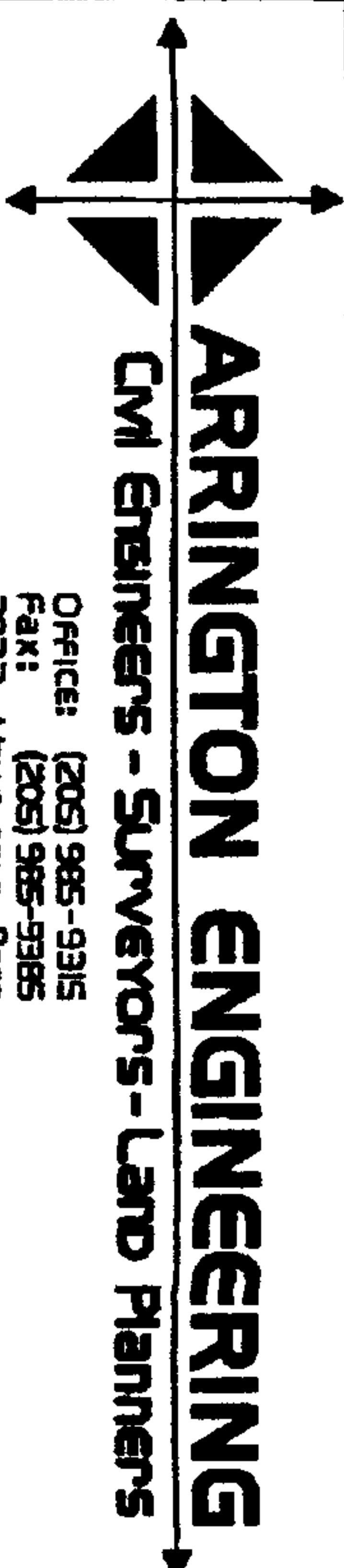
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR:

JEFF D. ARRINGTON
ALABAMA NO. 18664

DATE

WORK AUTHORIZATION NUMBER: AE2007-77454



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

G:\2007 PROJECTS\41527-BELLSOUTH ESMT HWY 95\41527.DWG