


Est value
\$500 RA.

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-AL
(06-2007)


20080207000051670 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
02/07/2008 01:54:09PM FILED/CERT

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 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, 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 39, page 64, 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 24N, Range 12E, Huntsville Meridian, 25°12'25" Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land approximately 30 ft x 30 ft and an access strip 10 ft x 20 ft as shown on the 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.

Shelby County, AL 02/07/2008
State of Alabama

Deed Tax: \$.50

PMT 80997

SPECIAL STIPULATIONS OR COMMENTS:

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

ATTN To pay Developer \$1000.00 for Landscaping around outside of easement.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 4th day of December, 2007.

Signed, sealed and delivered in the presence of:

Witness
(Print Name)

Witness
(Print Name)

T & A. Partners, LLC

Name of Corporation

(Address)

151 Business Center Dr.

Birmingham, AL. 35244

By:

Title: L.B. Ammons, Managing Member

Attest:

State of Alabama, County of Shelby

I, Rebecca A Grinder, Notary Public in and for said County in Alabama, hereby certify that L.B. Ammons whose name Managing Member of the T & A, 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 4th day of December, 2007.

Rebecca A. Grinder
Notary Public

(Print Name) Rebecca A. Grinder

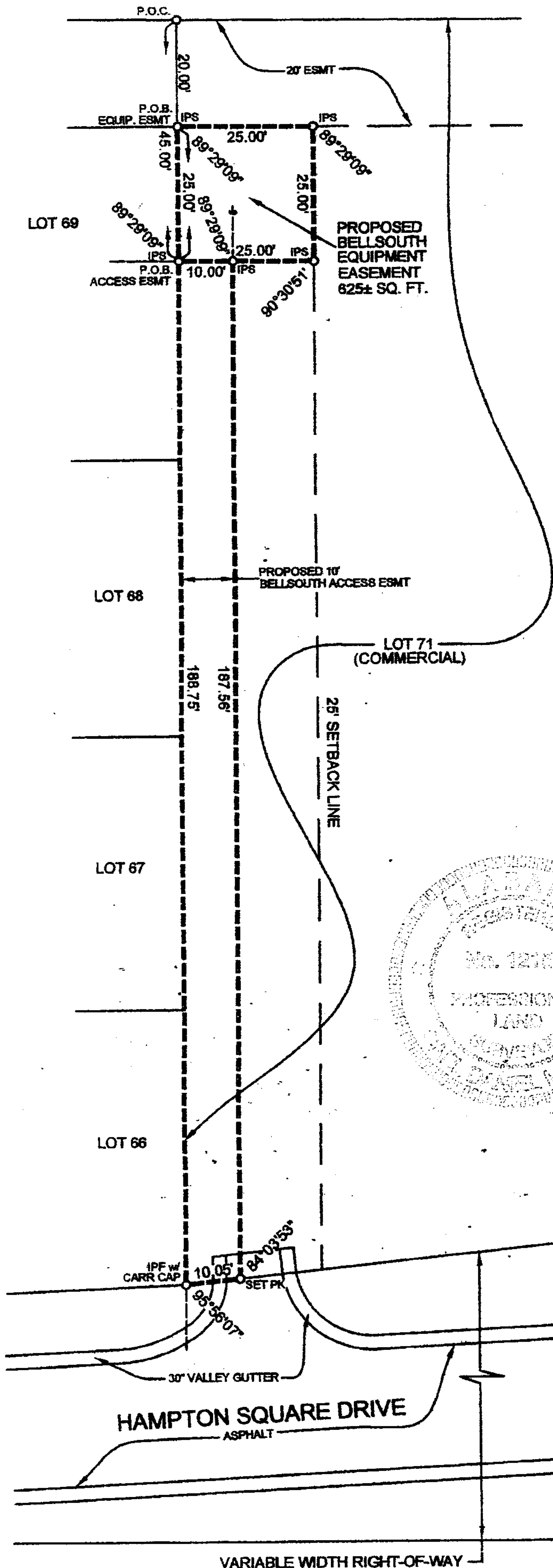
My Commission Expires: 08-22-2011

TO BE COMPLETED BY GRANTEE

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

ATTACHMENT A

COMMON AREA NO. 1



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.

BEING PART OF
PARCEL I.D. NUMBER: 38-1-02-0-001-048.000
T & A PARTNERS, INC
SONNY AMMONS
155 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244

Order No. 88310
Purchaser: AT&T
Type of Survey: Easement Survey

SCALE: 1"=30'

STATE OF ALABAMA
SHELBY COUNTY

A proposed BellSouth equipment easement situated in Lot 71 Hampton Square, as recorded in Map Book 39, Page 64, in the Office of the Judge of Probate, Shelby County, Alabama, also being in the Southeast quarter of Section 2, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwest corner of Lot 69 Hampton Square, as recorded in Map Book 39, Page 64, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Lot 69 for a distance of 20.00 feet to the point of beginning; thence turn an angle to the left of 89 degrees, 29 minutes, 09 seconds and run in a Northerly direction and also parallel with the West line of Lot 71, in said Hampton Square, for a distance of 25.00 feet to an iron pin set; thence turn an angle to the right of 89 degrees, 29 minutes, 09 seconds and run in an Easterly direction parallel with the North line of said Lot 69 for a distance of 25.00 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 30 minutes, 51 seconds and run in a Southerly direction parallel with the West line of said Lot 71 for a distance of 25.00 feet to an iron pin set on the North line of said Lot 69; thence turn an angle to the right of 89 degrees, 29 minutes, 09 seconds and run in a Westerly direction along the North line of said Lot 69 for a distance of 25.00 feet to the point of beginning; said equipment easement containing 625 square feet, more or less.

A proposed BellSouth access easement situated in Lot 71, Hampton Square, as recorded in Map Book 39, Page 64, in the Office of the Judge of Probate, Shelby County, Alabama also being in the Southeast quarter of Section 2, Township 24 North, Range 12 East, City of Montevallo, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Northwest corner of Lot 69, Hampton Square, as recorded in Map Book 39, Page 64, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Lot 69 for a distance of 45.00 feet to an iron pin set at the point of beginning; thence continue along last stated course and along the North line of Lot 66, 67, and 68, in said Hampton Square for a distance of 188.75 feet to an iron pin found at the Northeast corner of said Lot 68 and also being on the West right-of-way line of Hampton Square Drive in said Hampton Square, said point also being at the Southeast corner of Lot 71, in said Hampton Square; thence turn an angle to the left of 95 degrees, 59 minutes, 07 seconds and run in a Northerly direction along the East line of said Lot 71 and the West line of said Hampton Square Drive for a distance of 10.05 feet to an iron pin set; thence turn an angle to the left of 84 degrees, 03 minutes, 53 seconds and run in a Westerly direction parallel with the North line of Lot 66, 67, 68 and 69 for a distance of 187.56 feet to an iron pin set; thence turn an angle to the left of 89 degrees, 29 minutes, 09 seconds and run in a Southerly direction for a distance of 10.00 feet to the point of beginning; said access easement containing 1,881.08 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.

Surveying Solutions, Inc
5511 Highway 280 E, Ste 314
Birmingham, AL 35242
Tele: 991-8965 Fax: 991-8032

Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

01-10-08
Date of Signature

LEGEND:

ASPH = asphalt
BRG = bearing
BLDG = building
CALC = calculated
CAP = capped iron
CL = centerline
CH = chord
CONC = concrete
C = covered
d = deflection
D = curve delta angle
E = east
EQUIP = equipment
ESMT = easement
FC = fence
FD = found
HW = headwall
IPF = iron pin found
IPF* = iron pin found w/K&W cap
IPS = iron pin set w/SSI cap
L = length
MEAS = measured
MIN = minimum
MH = manhole
N = north
OH = overhang
P = porch
PC = point of curve
POB = point of beginning
POC = point of commencement
PT = point of tangent
PVMT = pavement
R = radius
REC = recorded
RES = residence
ROW = right of way
S = south
SAN = sanitary
STM = storm
SWR = sewer
SYN = synthetic
UTIL = utility
U = uncovered
W = west
YI = yard inlet
• = degrees
' = minutes, in
" = bearings or angles
" = seconds, in
" = bearings or angles
" = feet, in distance
AC = acres
± = more or less, or plus or minus



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