

Post. value
\$500 BA

STATE OF ALABAMA
COUNTY OF Shelby

8416-I-AL
(06-2007)

20080207000051690 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
02/07/2008 01:54:11PM 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 6, page 6, 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 1, Township 20S, Range 03W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 15 ft x 25 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 79620



20080207000051690 2/3 \$17.50
Shelby Cnty Judge of Probate, AL
02/07/2008 01:54:11PM FILED/CERT

8416-C-AL
(06-2007)
Page 2

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 Chandalar South Townhouse Assoc \$2500 for landscaping around the outside of the easement.

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

Signed, sealed and delivered in the presence of:

Witness

(Print Name)

Witness

(Print Name)

Chandalar South Townhouse Association

Name of Corporation

(Address)

P.O. Box 1162

Pelham, AL. 35124

By:

Title: **President, Kimberly Carlin**

Attest:

State of Alabama, County of **Shelby**

I, **Rebecca A Grinder**, Notary Public in and for said County in Alabama, hereby certify
that **Kimberly Carlin** whose name

President of the
Chandalar South Townhouse Association, 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 September, 2007.

Rebecca A. Grinder
Notary Public

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

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

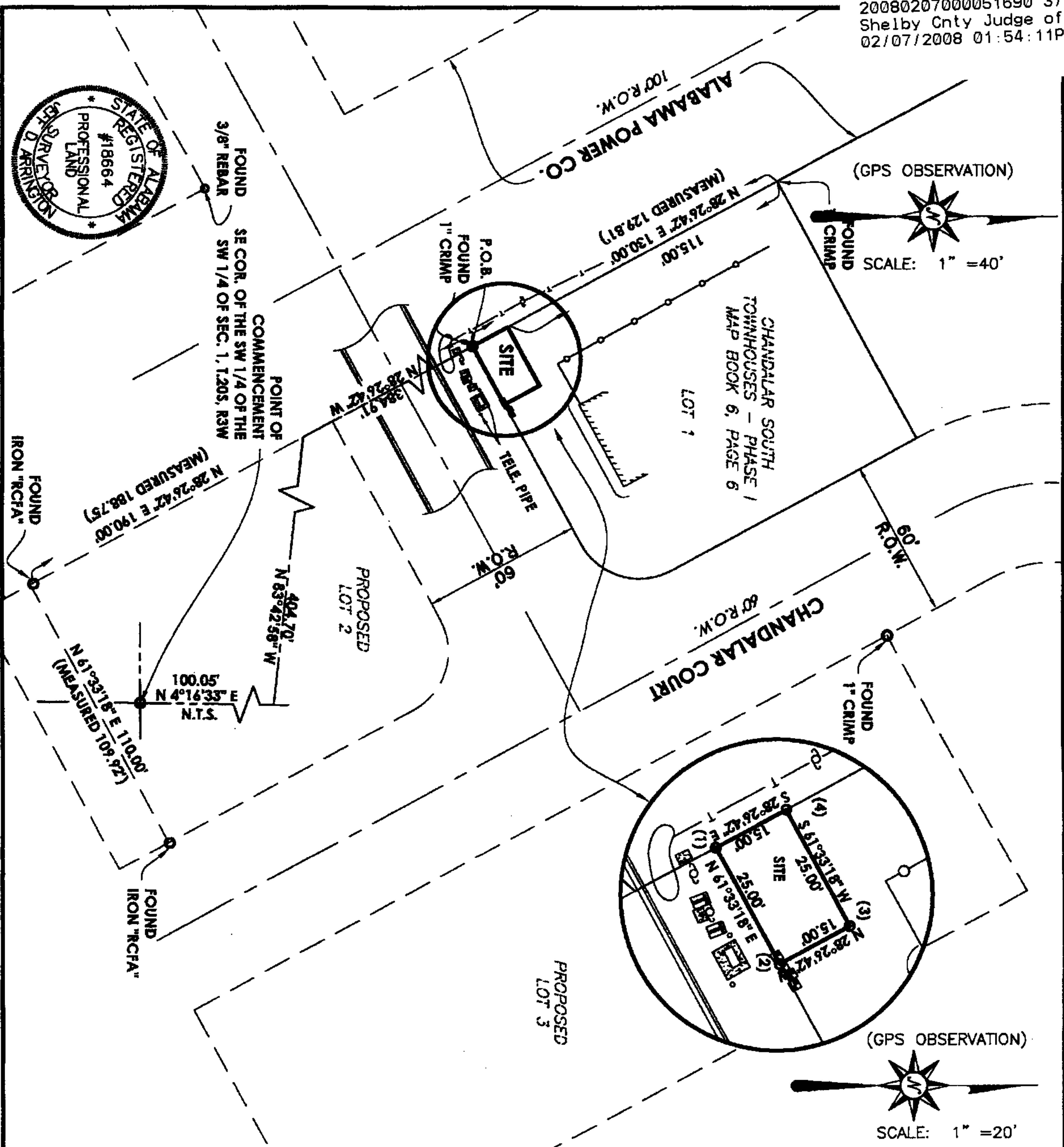
TO BE COMPLETED BY GRANTEE

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

ATTACHMENT A



20080207000051690 3/3 \$17.50
Shelby Cnty Judge of Probate, AL
02/07/2008 01:54:11PM FILED/CERT



CONTROL DATA			
ID	NORTH	EAST	
(1)	120738.46	2180922.50	
(2)	120750.71	2180944.33	
(3)	120763.90	2180937.19	
(4)	120751.99	2180915.20	

NOTE: ALL IRONS ARE SET #18664

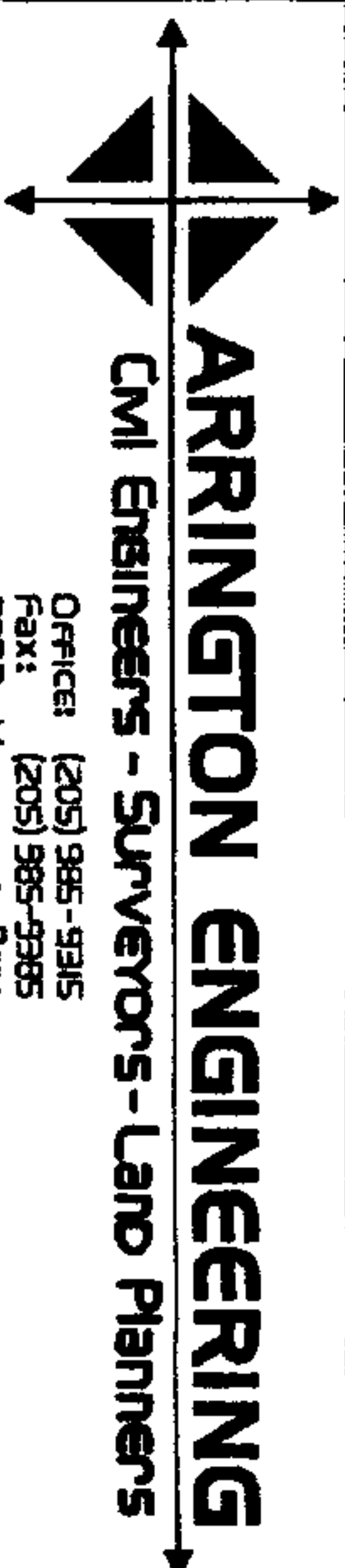
DESCRIPTION:
A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND THENCE RUN NORTH 04°16'33" EAST FOR 100.05 FEET; THENCE RUN NORTH 83°42'38" WEST FOR 404.70 FEET TO THE NORTH EAST LINE OF AN ALABAMA POWER CO. RIGHT-OF-WAY ACCORDING TO THE SURVEY OF CHANDALAR SOUTH TOWNSHOUSES - PHASE 1 AS RECORDED IN MAP BOOK 6, PAGE 6 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 28°26'42" WEST ALONG SAID ALABAMA POWER CO. RIGHT-OF-WAY FOR 384.91 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 1 OF SAID CHANDALAR SOUTH TOWNSHOUSES - PHASE 1 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 61°33'18" EAST ALONG THE SOUTHEASTERN LINE OF SAID LOT 1 AND SAID ROAD RIGHT-OF-WAY, FOR 25.00 FEET; THENCE RUN NORTH 28°26'42" WEST FOR 15.00 FEET; THENCE RUN SOUTH 61°33'18" WEST FOR 25.00 FEET TO A POINT ON THE NORTHEASTERN RIGHT-OF-WAY OF SAID ALABAMA POWER CO. RIGHT-OF-WAY THENCE RUN SOUTH 28°26'42" EAST ALONG SAID RIGHT-OF-WAY FOR 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 500 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.

SUPERVISOR
JEFF DARRINGTON
ALABAMA NO. 18664
DATE 12-21-07

WORK AUTHORIZATION NUMBER: AE2007-79620



OFFICE: (205) 985-5915
FAX: (205) 985-9885
2032 VALLEYDALE ROAD
BIRMINGHAM, AL 35244