



20080318000109800 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/18/2008 09:43:47AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

8416-I-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 20040028972000000, 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 21S, Range 01E, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 20 ft x 25 ft and a strip 20 ft to Hwy 30 ROW from the easement for parking access 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.

Shelby County, AL 03/18/2008
State of Alabama

Deed Tax: \$5.00

PMT 821 44

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement
Equipment to be on concrete with a retaining wall and fill in with white gravel . The drive is where the existing equipment is sitting and should be white gravel when equipment removed.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 23rd day of
February, 2008.

Signed, sealed and delivered in the presence of:

Witness

(Print Name)

Herman Brent Nix L. S.

Grantor Herman Brent Nix

(Print Name
and Address) 6311 Hwy 61

Wilsonville, AL. 35186

Witness

(Print Name)

Donna G. Nix L. S.

Grantor Donna G. Nix

(Print Name
and Address) 6311 Hwy 61

Wilsonville, AL. 35186

State of Alabama, County of Shelby

I, Rebecca Grinder, Notary Public in and for said County in Alabama,
hereby certify that Herman Brent Nix & Donna G. Nix
whose name 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 executed the same voluntarily on the day the same bears date.

Witness my hand and official seal in the County and State last aforesaid this 23rd day of February, 2008.

Rebecca A. Grinder

My Commission Expires: 08/22/11

Notary Public

(Print Name) Rebecca Grinder

TO BE COMPLETED BY GRANTEE

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

RWID: AL117E664656

BEING PART OF
PARCEL I.D. NUMBER: 20-5-22-0-000-002.000
BRENT HERMAN & DONNA G NIX
6311 HWY 61
WILSONVILLE, ALABAMA 35186

Order No. 88335
Purchaser: Bellsouth
Type of Survey: Easement Survey

5/8" REBAR FD.
AT BASE OF BENT AXLE
P.O.C.

LOCALLY ACCEPTED
NORTHEAST CORNER
NORTHEAST 1/4
SECTION 22,
TOWNSHIP 21 SOUTH,
RANGE 1 EAST
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
SHELBY COUNTY

A Bellsouth equipment easement situated in the Northeast quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a found 5/8 rebar next to an old bent axle locally accepted to be the Northeast corner of said Northeast quarter; thence run in a Westerly direction along the North line of said Northeast quarter for a distance of 1,058.89 feet to a point; thence turn an angle to the left of 76 degrees, 17 minutes, 00 seconds and run in a Southwesterly direction for a distance of 48.67 feet to a found one inch open top on the South right-of-way line of Shelby County Highway No. 30; thence turn an angle to the left of 103 degrees, 41 minutes, 36 seconds and run in a Easterly direction along the South right-of-way line of said Shelby County Highway No. 30 for a distance of 674.42 feet to a found concrete monument on said South right-of-way line; thence turn an angle to the right of 180 degrees, 00 minutes, 00 seconds and run in an Westerly direction along said South right-of-way line for a distance of 47.00 feet to an iron pin set at the point of beginning; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 20.00 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 25.00 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction for a distance of 20.00 feet to an iron pin set on said South right-of-way line; thence turn an angle to the right of 80 degrees, 00 minutes, 00 seconds and run in an Easterly direction along said South right-of-way line for a distance of 25.00 feet to the point of beginning; said equipment easement containing 500 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.

Date of Signature

J:\W\ACAD\PROJECTS\REF\1 SOUTH EASEMENT\REF\1 SOUTH ESMT HWY 30

LEGEND:

ASPH	= asphalt	PM	= power meter
BRG	= bearing	POB	= point of beginning
BLDG	= building	POC	= point of commencement
CALC	= calculated	PP	= power pole
CAP	= capped iron	PT	= point of tangent
CC	= centerline	PVMT	= pavement
CH	= chord	PWR	= power
CMC	= concrete	R	= radius
C	= covered	RCP	= reinforced concrete pipe
d	= deflection	REC	= recorded
D	= curve delta angle	RES	= residence
DEPT	= department	ROW	= right of way
E	= east	S	= south
EEP	= edge of paving	SAN	= sanitary
EQUIP	= equipment	STM	= storm
ESMT	= easement	SWR	= sewer
FC	= fence	SYN	= synthetic
FD	= found	TP	= telephone pedestal
FW	= firewall	UTIL	= utility
INSTR	= instrument	U	= uncovered
IPF	= iron pin found	W	= west
IPF*	= iron pin found w/KWB cap	Y1	= yard inlet
IPS	= iron pin set w/SSI cap	•	= degrees
L	= length	•	= minutes, in
MEAS	= measured	•	= bearings or angles
MIN	= minimum	•	= seconds, in
MMH	= manhole	•	= bearings or angles
N	= north	•	= feet, in distance
NO	= number	AC	= acres
OH	= overhang	±	= more or less,
P	= porch		= plus or minus
PC	= point of curve		

DEED PLOT OF R.O.W. LINE
PER INSTR. NO. 20040412000189720
SHELBY COUNTY, ALABAMA

