

20080425000168950 1/3 \$18.50
Shelby Cnty Judge of Probate, AL
04/25/2008 09:40:05AM 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 one thousand five hundred dollars (\$ 1,500.00) 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 20030029013000000, 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 15, Township 24N, Range 15E, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 25 ft x 25 ft and a strip 15 ft to Hwy 47 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.

PMT 81574

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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

Place geo stone around easement.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 29th day of
February, 2008.

Signed, sealed and delivered in the presence of:

Witness
(Print Name)

Candice N. Bryant L. S.
Grantor Candice Nicole ~~Bailey~~ BRYANT
(Print Name and Address) P.O Box 48
Columbiana, Al. 35051

Witness
(Print Name)

L. S.
Grantor
(Print Name and Address)

State of Alabama, County of Shelby

I, Rebecca Grinder, Notary Public in and for said County in Alabama,
hereby certify that CANDICE NICOLE BRYANT
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 29th day of February, 2008.

Rebecca A. Grinder
Notary Public
(Print Name) Rebecca Grinder

My Commission Expires: 08/22/11

TO BE COMPLETED BY GRANTEE

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

STATE OF ALABAMA
SHELBY COUNTY

Proposed AT&T Easement:

A 25 foot by 25 foot easement for the purpose of installing and maintaining equipment and utility lines by AT&T; being more particularly described as follows:

Commence at an angle iron found at a point purported to be the Northeast corner of the Northeast quarter of the Southwest quarter of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence along said quarter Section line proceed South 00°24'10" West for 359.65 feet to a capped iron pin found (Rys 21784); thence departing said quarter Section line turn a deflection angle to the right of 59°57'33" and proceed Southwesterly for 581.75 feet to a 1/2" iron pin found on the Northeast margin of prescriptive Right-of-Way of Shelby County Highway 47; thence turn a deflection angle to the left of 89°12'43" and proceed Southeastery along said prescriptive Right-of-Way for 41.00 feet to the POINT OF BEGINNING which is an iron pin set; thence departing said Northeast margin of prescriptive Right-of-Way, turn a deflection angle to the left of 90°00'00" and proceed Northeasterly for 25.00 feet to an iron pin set; thence turn a deflection angle to the right of 90°00'00" and proceed Southeastery for 25.00 feet to an iron pin set; thence turn a deflection angle to the right of 90°00'00" and proceed Southwesterly for 25.00 feet to an iron pin set on the previously mentioned Northeast margin of prescriptive Right-of-Way of Shelby County Highway 47; thence turn a deflection angle to the right of 90°00'00" and proceed Northwesterly along said Northeast margin of prescriptive Right-of-Way for 25.00 feet to the POINT OF BEGINNING. Said easement contains 625 sq. ft±.

ANGLE IRON FOUND
AT NE CORNER OF
NE 1/4 - SW 1/4
SEC. 15, T 24 N, R 15 E
SHELBY COUNTY, ALABAMA

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Shelby County, AL 04/25/2008
State of Alabama

Deed Tax: \$1.50

GENERAL NOTES:

Existing Easement is shown along a line established by calls "along fence" in inst. 20030509000290130 and 65 feet North of property described in Deed Book 314, Page 721, as is called for in Deed Book 340, Page 122.

It is intended for the easement created by this survey to be contiguous with the Northeast margin of prescriptive Right-of Way of Shelby County Road 47 in Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

Surveyor did not conduct a title search and offers no opinion as to title.

Easements or restrictions affecting property may exist of which the Surveyor has no knowledge. Surveyor accepts no responsibility for research in this matter.

Other utilities may exist other than shown or mentioned.

Basis of bearing is Instrument Number 20030509000290130 in the records of the Judge of Probate of Shelby County, Alabama.

Underground utilities may exist that have not been shown.

Right-of-Way of Shelby County 47 is prescriptive. Abutting deeds and found irons have been accepted as prescriptive evidence.

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.

Surveyors Signature:
15154

Jim C. McCullers, PLS

Alabama License No.
Date: April 14, 2008



PM TOOL # 81574

LEGEND

FF	●	IRON PIN FOUND	U	UNDER	OVERHEAD UTILITY LINES
FS	●	IRON PIN SET	W	WALL	WALL
CF	□	CONCRETE MEASUREMENT FOUND	CE	CEILING	CONCRETE
CU	□	CONCRETE MEASUREMENT SET	RE	RECORD	RECORD
RF	□	FE NAIL FOUND	NS	NOT TO SCALE	NOT TO SCALE
FC	□	FE NAIL SET	AC	ACROSS	CONCRETE
RF	△	RE SPICE FOUND	NS	NOT TO SCALE	NOT TO SCALE
	○	UTILITY POLE	NS	NOT TO SCALE	NOT TO SCALE

McCULLERS-CAPPS & ASSOCIATES, INC.

Survivors-Mappers-Consultants

(205) 957-1519

5533 Bankhead Highway

Birmingham, Alabama 35210

AT&T EASEMENT SURVEY
BAILEY PROPERTY - HIGHWAY 47
SECTION 15 TOWNSHIP 24 NORTH RANGE 15 EAST
SHELBY COUNTY ALABAMA

date 04/14/08	job no. 08005	drawn by CLJ	dwg. no.	rev.
scale:	f.b. no.	checked by	1	0