

Shelby County, AL 08/27/2008
State of Alabama

Deed Tax: \$6.00



20080827000344130 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/27/2008 01:20:21PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

8416-I-AL
(06-2007)

Preparer's name and address:

Jimmy L Smith
2950 Floyd Bradford Rd
Trussville, AL 35173

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 six thousand dollars (\$ 6,000.00) 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 14,140, page 983,529, 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 12, Township 18 South, Range 1 EAST, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land approximately 20 ft by 20 ft as described on the attached survey, Attachment A, hereby made a part of this document.

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.

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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:

In witness whereof, the undersigned has/have caused this instrument to be executed on the 6TH day of
JUNE, 2008.

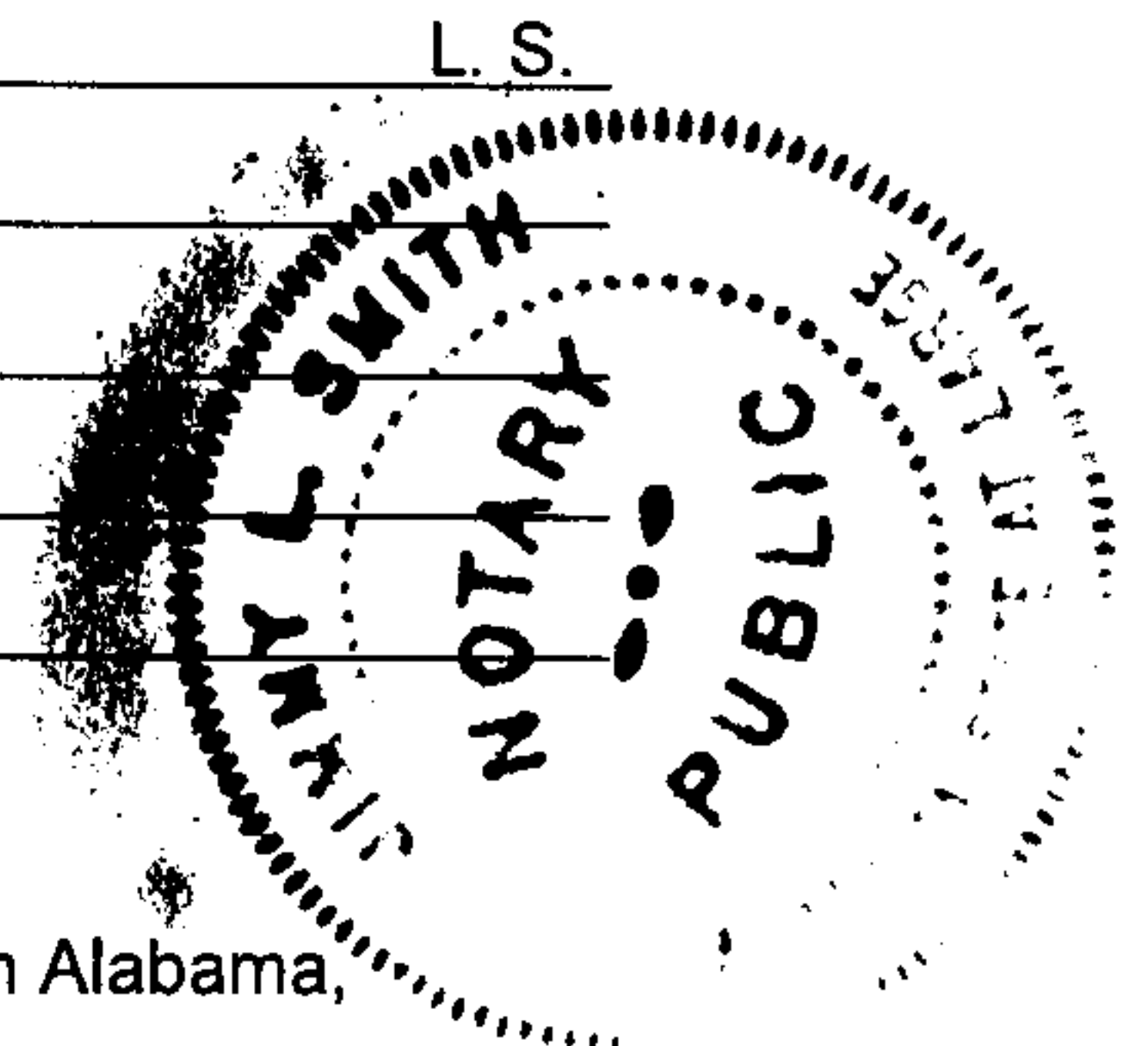
Signed, sealed and delivered in the presence of:

Witness
(Print Name) _____

Richard E. Overton L. S.
Grantor Richard E. Overton
(Print Name
and Address) P.O. BOX 9 P.O. BOX 43588
Vandiver AL 35176
VESTEVIA HILLS, AL
35243

Witness
(Print Name) _____

Grantor
(Print Name
and Address) _____



State of Alabama, County of Shelby

I, Jimmy L Smith, Notary Public in and for said County in Alabama,
hereby certify that RICHARD E OVERTON
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 6TH day of JUNE, 2008.

Jimmy L Smith
Notary Public
(Print Name) Jimmy L Smith

My Commission Expires: MAR 04, 2010

TO BE COMPLETED BY GRANTEE

District AL CENTRAL- SW	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plat Number	RWID
Parcel ID 04-1-12-0-001-009.000	Approval	Title MGR - OPS -Plng & Design	

PM 83851

STATE OF ALABAMA
SHELBY COUNTY

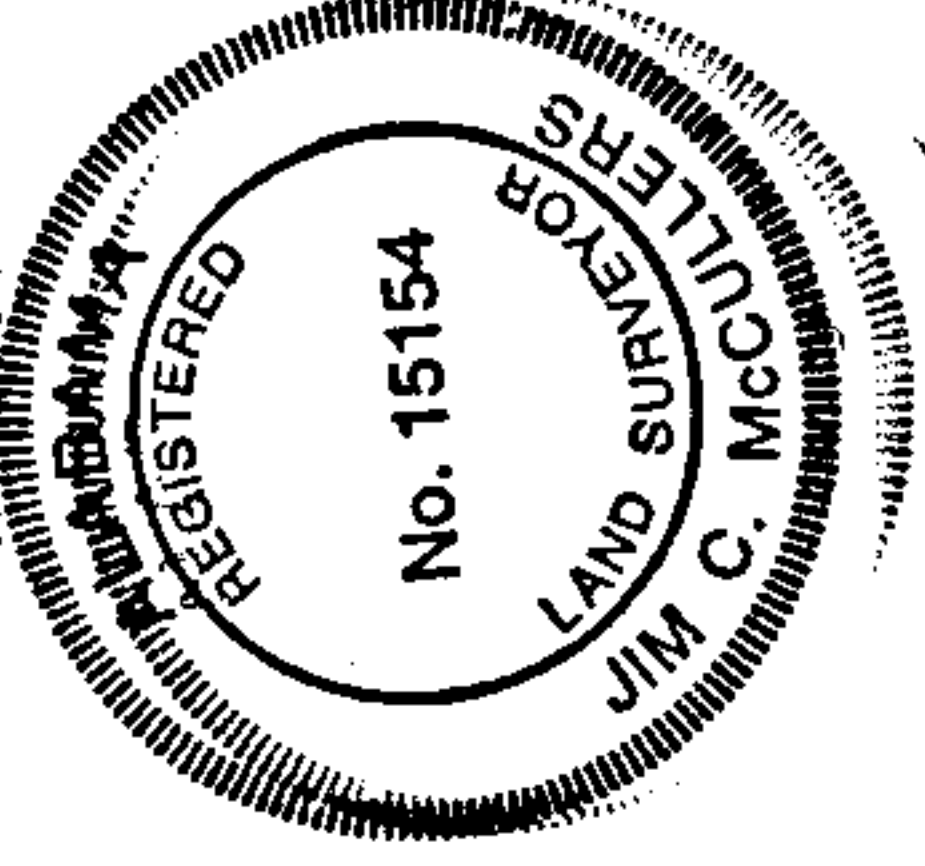
ATTACHMENT A- RWD.AL17E668869

A proposed 20 feet by 20 feet AT&T easement located in the North half of the Northwest quarter of the Northeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama.

Commence at the Southwest corner of the North half of the Northwest quarter of the Northeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence along the South line of said half-quarter-quarter section line, proceed Easterly for 30.00 feet to a 1" open top pipe found on what is purported to be the East right of way margin of a County road in Deed Book 140, Page 530 in the office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle left of 90°23'06" and proceed Northerly for 164.97 feet to a point, which is also purported to be on the East right of way margin of a County road, by said Deed Book 140, Page 529; thence continue along last described course, along said purported East right of way margin for 45.00 feet to a 2" open top pipe found on the South boundary of property described in Deed Book 140, Page 529, in the office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle right of 90°23'06" and along the South boundary of property described in Deed Book 140, Page 529, in the office of the Judge of Probate of Shelby County, Alabama, proceed Easterly for 8.59 feet to the East right of way margin of the center of existing roadway; the POINT OF BEGINNING, which is an iron pin set; thence, along the South boundary of property described in Deed Book 140, Page 529, in the office of the Judge of Probate of Shelby County, Alabama, continue along last described course for 20.00 feet to an iron pin set; thence, departing the South boundary of property described in Deed Book 140, Page 529, in the office of the Judge of Probate of Shelby County, Alabama, turn a deflection angle left of 90°18'25" and proceed Northerly for 20.00 feet to an iron pin set; thence turn a deflection angle left of 89°41'35" and proceed Westerly for 20.00 feet to an iron pin set on the East right of way margin of Shelby County Road 50, which is described in deed on file at Shelby County Highway as a line 40 feet from the center of existing roadway; thence turn a deflection angle left of 90°18'25" and along said East right of way margin proceed Southerly for 20.00 feet to the POINT OF BEGINNING. Said easement contains 400.0 ± square feet or 0.01 ± acres.

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: J. C. McCullers Alabama License No. 15154 Date: _____



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

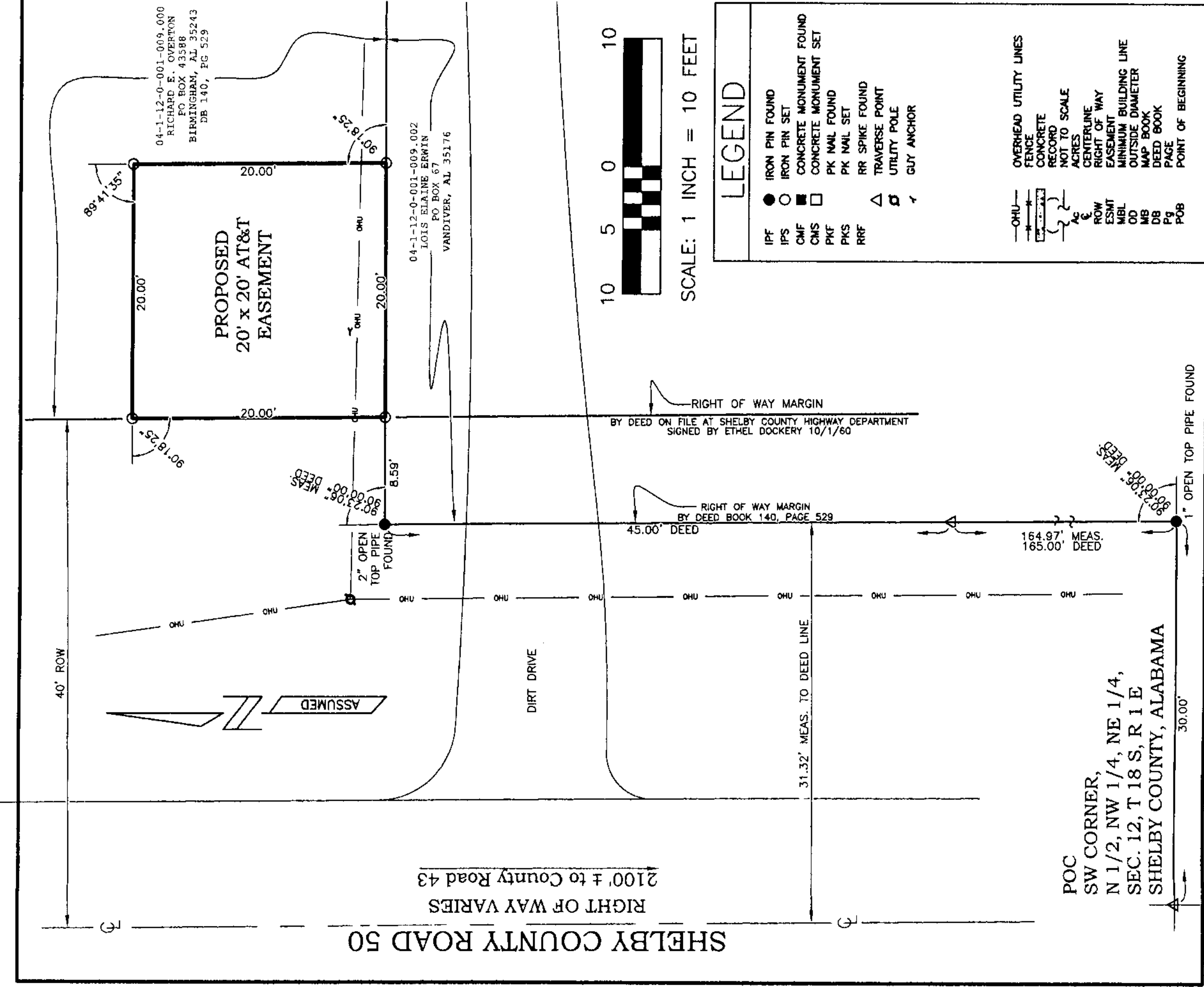
Easements or restrictions affecting property may exist of which the Surveyor has no knowledge. Surveyor accepts no responsibility for research in this matter.
Other utilities may exist other than shown or mentioned.

It is intended for the easement created by this survey to be contiguous with the East right of way margin of Shelby County Road 50. This line is defined in different positions referenced on this drawing, and the South boundary of property described in Deed Book 140, Page 529 in the office of the Judge of Probate of Shelby County, Alabama.

It is intended for this easement to encompass AT&T cables or equipment. If at any time the locally accepted corners 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.

Basis of bearing is assumed East orientation of the South line of the North half of the Northwest quarter, of the Northeast quarter of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama.

Underground utilities may exist that have not been shown.



LEGEND

- IPF IRON PIN FOUND
- OPF IRON PIN SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- RRF RR SPIKE FOUND
- TRF TRVERSE POINT
- UPF UTILITY POLE
- GAF GUY ANCHOR
- OVERHEAD UTILITY LINES
- FENCE
- CONCRETE
- RECORD
- NO TO SCALE
- ACRES
- CENTERLINE
- RIGHT OF WAY
- ROW
- ESMT
- MBL
- MINIMUM BUILDING LINE
- OD
- MB
- MAP BOOK
- DEED BOOK
- Pg
- Pg
- PgB
- POINT OF BEGINNING

AT&T PM TOOL 83851

McCullers-CAPPS & ASSOCIATES, INC.
Surveyors-Mappers-Consultants
(205) 957-1519
5533 Bankhead Highway
Birmingham, Alabama 35210

PROPOSED 20' x 20' AT&T EASEMENT
OVERTON PROPERTY
N 1/2, NW 1/4, NE 1/4,
SEC. 12, T 18 S, R 1 E
SHELBY COUNTY, ALABAMA

date	job no.	dwn. by	dwg. no.	rev.
6/13/2008	08028	JPM	1	0
scale: 1" = 10'	f.b. no.	chkd. by	JCM	

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