



20081110000434450 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
11/10/2008 09:47:07AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-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 Three thousand dollars (\$ 3,000.00) 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 MB 7, page 114, 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 35, Township 19S, Range 03W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 10 ft x 15 ft with a 5 ft strip for buried cable 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.

PMT 86920



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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 20th day of Aug., 2008.

Signed, sealed and delivered in the presence of:

Witness
(Print Name)

Witness
(Print Name)

Riverchase Country Club

Name of Corporation

(Address)

2000 Club Rd.

Birmingham, AL. 35244

By: _____

Title: **General Manager- Bryan McMurray**

Attest: _____

State of Alabama, County of **Shelby**

I, **Rebecca Grinder**, Notary Public in and for said County in Alabama, hereby certify that **Bryan McMurray** whose name **General Manager** of the **Riverchase Country Club**, 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 20th day of Aug., 2008.

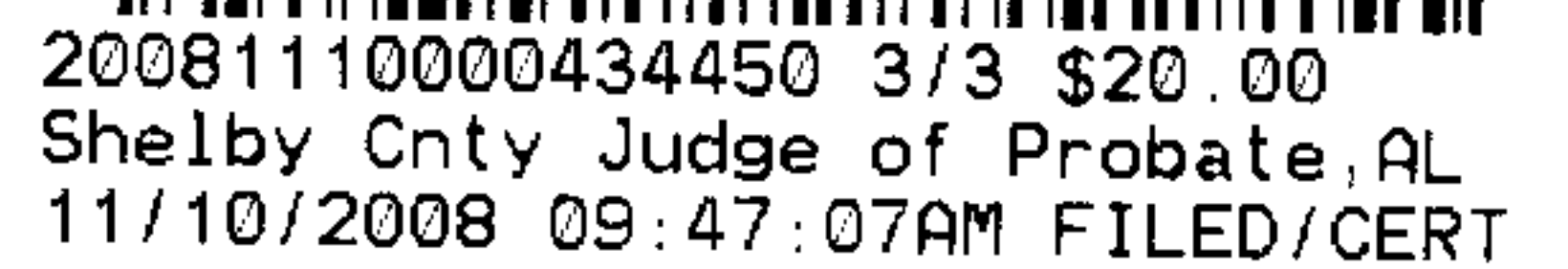
Rebecca Grinder
Notary Public

(Print Name) **Rebecca Grinder**

My Commission Expires: **8/22/2011**


TO BE COMPLETED BY GRANTEE

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



The diagram is a schematic floor plan of a building, enclosed in a large circle. A dashed line runs vertically through the center, representing a hallway or a structural division. On the right side of this line, there is a rectangular area labeled 'TELEPHONE BOX'. Inside this box, there is a smaller rectangle labeled 'FIBER OPTIC BOX'. On the left side of the dashed line, there are two rectangular boxes, one labeled 'CATV BOX' and one labeled 'FIBER OPTIC BOX'. A dashed line connects the 'FIBER OPTIC BOX' on the right to the 'FIBER OPTIC BOX' on the left. A north arrow is located in the bottom right corner of the diagram.

SCALE: 1" = 10'



FOUND 5/8" REBAR

Shelby County, AL 11/10/2008
State of Alabama

| CONTROL DATA | | |
|--------------|------------|------------|
| ID | NORTH | EAST |
| (1) | 1214336.68 | 2174127.92 |
| (2) | 1214337.26 | 2174122.78 |
| (3) | 1214337.55 | 2174109.91 |
| (4) | 1214330.97 | 2174115.05 |

NOTE: ALL IRONS ARE SET #18644

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 47 ACCORDING TO THE SURVEY OF THIRD ADDITION RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 7, PAGE 63, SHELBY COUNTY ALABAMA, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB CIRCLE; THENCE RUN NORTH 59°06'57" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 17.80 FEET TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY FOR 17.80 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREN DESCRIBED; THENCE RUN NORTH 59°06'57" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 5.00 FEET; THENCE RUN SOUTH 30°54'03" EAST FOR 8.00 FEET; THENCE RUN SOUTH 59°06'57" WEST FOR 8.00 FEET; THENCE RUN NORTH 30°54'03" WEST FOR 8.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: A T&T SITE

COMMENCE AT THE NORTHEAST CORNER OF LOT 47 ACCORDING TO THE SURVEY OF THIRD ADDITION RIVERCHASE COUNTRY CLUB AS RECORDED IN MAP BOOK 7, PAGE 53, SHELBY COUNTY ALABAMA, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB CIRCLE, THENCE RUN NORTH 89°06'57" EAST FOR 17.50 FEET, THENCE RUN SOUTH 30°34'03" EAST FOR 8.00 FEET, THENCE RUN SOUTH 89°06'57" WEST FOR 7.60 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE RUN NORTH 89°06'57" EAST FOR 15.00 FEET; THENCE RUN SOUTH 30°34'03" EAST FOR 10.00 FEET; THENCE RUN SOUTH 89°06'57" WEST FOR 15.00 FEET; THENCE RUN NORTH 30°34'03" WEST FOR 10.00 FEET TO THE POINT OF BEGINNING.

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.

SURVEYOR: 
J. B. ARRINGTON
ALABAMA NO. 18004
8-21-08
DATE

ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

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Fax: (205) 985-9385
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Birmingham AL 35244