

20090630000251050 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
06/30/2009 10:30:22 AM FILED/CERT

Shelby County, AL 06/30/2009

State of Alabama

Deed Tax : \$3.00

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 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 20010709000281761, 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 12, Township 19S, Range 02W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a ( ☐ strip ) ( ☒ parcel ) of land 15 ft x 15 ft as shown on the attached survey and hereby made a part of this document. Attachment A. AND a 5 ft strip for buried cable to ROW.

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 1270869

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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:

**Grantor agrees to grant easement to Alabama Power to provide service to this site should it be required without additional compensation.**

*AT&T to remove all debris when site cleared, and trees cut. Grantor not responsible for cutting trees near easement or removing them. Grantor okay with starting work now.*

In witness whereof, the undersigned has/have caused this instrument to be executed on the 5th day of May, 2009.

Signed, sealed and delivered in the presence of:

Witness  
(Print Name)

*Betty Johns* L. S.  
Grantor Betty Johns-Widowed wife  
(Print Name and Address) 5499 Broken Bow Dr.  
Birmingham, AL. 35242

*Also known as Elizabeth C. Johns*  
L. S.

Witness  
(Print Name)

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 Betty Johns 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 5th day of May, 2009.

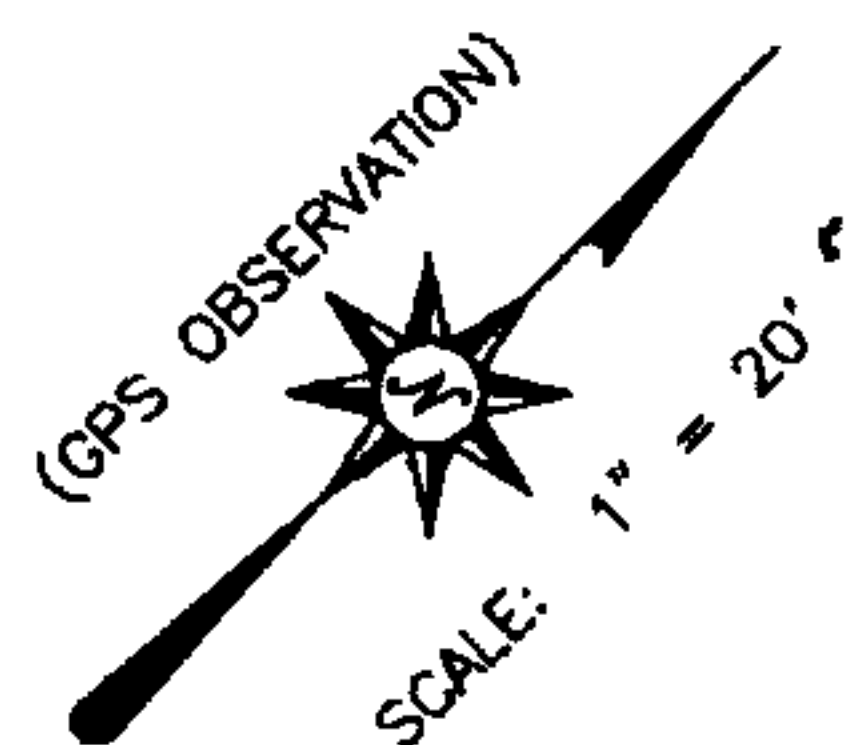
*Rebecca Grinder*  
Notary Public  
(Print Name) Rebecca Grinder

My Commission Expires: 08/22/2011

TO BE COMPLETED BY GRANTEE

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





LOT 3 SCOTCH'S ADDITION  
TO BROKEN BOW  
MB. 8, PG. 149

150.00'  
S43°33'43"W

FOUND 1/2" REBAR

LOT 4 SCOTCH'S ADDITION  
TO BROKEN BOW  
MB. 8, PG. 149

BROKEN BOW DRIVE  
100' R.O.W.

135.82'  
S46°26'17"E

10' EASEMENT  
N46°26'17"W  
135.59'

10' EASEMENT PER POLE

DECK

N43°28'27"E  
150.00'

POINT OF COMMENCEMENT

POINT OF BEGINNING

ALABAMA HIGHWAY #119  
80' R.O.W.

# DESCRIPTION: AT&T SITE

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BROKEN BOW DRIVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY #119 ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 4 ACCORDING TO THE SURVEY OF SCOTCH'S ADDITION TO BROKEN BOW AS RECORDED IN MAP BOOK 8, PAGE 144; THENCE RUN NORTH 43°28'27" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY #119 FOR 150.00 FEET TO THE MOST EASTERLY CORNER OF LOT 4 OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN NORTH 46°26'17" WEST ALONG THE NORTHEAST LINE OF SAID LOT 4 FOR 15.00 FEET; THENCE RUN SOUTH 43°28'27" WEST FOR 15.00 FEET; THENCE RUN SOUTH 46°26'17" EAST FOR 15.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY #119; THENCE RUN NORTH 43°28'27" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 15.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 225.00 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.

SURVEYOR:

DATE: \_\_\_\_\_

JEFF D. ARRINGTON  
ALABAMA NO. 18664

## CONTROL DATA

ID	NORTH	EAST
(1)	1234310.12	2214978.50
(2)	1234320.46	2214967.63
(3)	1234309.57	2214957.31
(4)	1234299.24	2214968.18

NOTE: ALL IRONS ARE SET #18664

LINE	LENGTH	BEARING
L1	15.00	N46°26'17"W
L2	15.00	S43°28'27"W
L3	15.00	S46°26'17"E
L4	15.00	N43°28'27"E



## LEGEND

- UTILITY POLE
- TELEPHONE PEDESTAL
- OVERHEAD ELECTRIC
- ASPHALT

**ARRINGTON ENGINEERING**  
Cml Engineers - Surveyors - Land Planners

Office: (205) 985-9385  
Fax: (205) 985-9385  
2032 Valleydale Road  
Birmingham AL 35244



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ATTACHMENT A