

20090813000311630 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/13/2009 01:14:44 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-AL
(06-2007)

Shelby County, AL 08/13/2009
State of Alabama
Deed Tax : \$10.00

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

EASEMENT

For and in consideration of Ten thousand dollars (\$ 10,000.00) 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 20051212000641040, 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 1, Township 19S, Range 02W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 20 ft X 20 ft including the current equipment 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 1276901

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 easement if one should be required without additional compensation.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 22 day of July, 2009.

Signed, sealed and delivered in the presence of:

Witness

(Print Name)

Witness

(Print Name)

Inverness Cliffs Apartments, LLC

Name of Corporation

(Address)

100 Inverness Cliffs
Birmingham AL 35242

By:

Title: Director of operations

Attest:

State of Alabama, County of ~~Shelby~~ Jefferson

I, Keyana M. Manchester, Notary Public in and for said County in Alabama, hereby certify that Eddie Ivey whose name of the Director of Operations of the Inverness Cliffs Apartments, LLC, 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 22nd day of July, 2009.

Keyana M. Manchester

Notary Public

(Print Name) Keyana M. Manchester

My Commission Expires: 4/10/2013

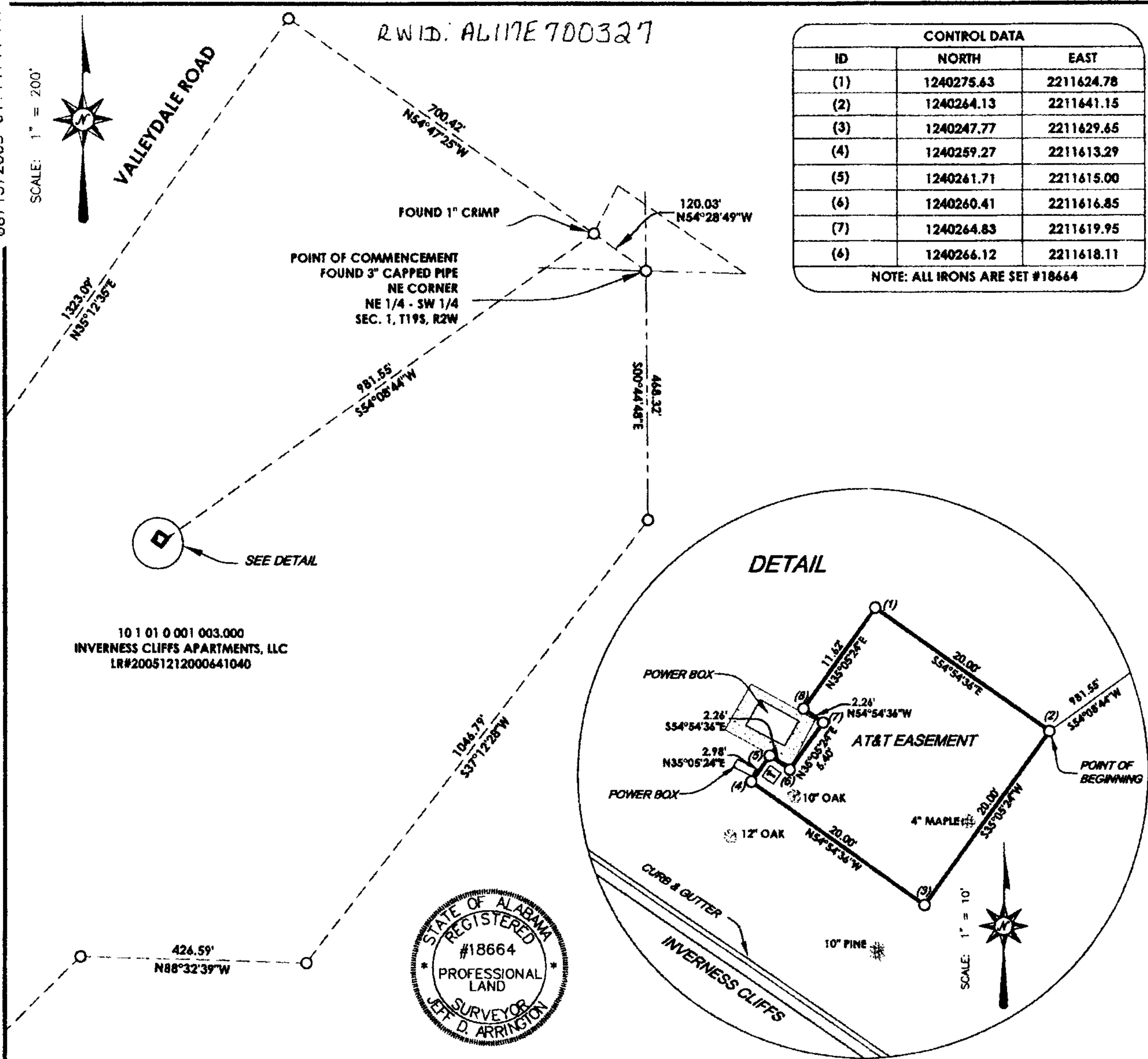
TO BE COMPLETED BY GRANTEE

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



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ATTACHMENT A



CONTROL DATA		
ID	NORTH	EAST
(1)	1240275.63	2211624.78
(2)	1240264.13	2211641.15
(3)	1240247.77	2211629.65
(4)	1240259.27	2211613.29
(5)	1240261.71	2211615.00
(6)	1240260.41	2211616.85
(7)	1240264.83	2211619.95
(8)	1240266.12	2211618.11

NOTE: ALL IRONS ARE SET #18664

INVERNESS CLIFFS AT&T EASEMENT

SITUATED IN THE NORTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 1,
 TOWNSHIP 19 SOUTH, RANGE 2 WEST,
 SHELBY COUNTY, ALABAMA

DESCRIPTION: AT&T EASEMENT

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

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF
 THE SOUTHWEST 1/4 OF SAID SECTION; THENCE RUN NORTH 54°28'49"
 WEST ALONG THE NORTH LINE OF INVERNESS CLIFFS APARTMENTS FOR
 120.03 FEET TO A FOUND 1" CRIMP; THENCE RUN SOUTH 54°08'44"
 WEST FOR 981.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND
 HERIN DESCRIBED; THENCE RUN SOUTH 35°05'24" WEST FOR 20.00
 FEET; THENCE RUN NORTH 54°54'36" WEST FOR 20.00 FEET; THENCE
 RUN NORTH 35°05'24" EAST FOR 2.98 FEET; THENCE RUN SOUTH
 54°54'36" EAST FOR 2.28 FEET; THENCE RUN NORTH 35°05'24" EAST FOR
 5.40 FEET; THENCE RUN NORTH 54°54'36" WEST FOR 2.26 FEET; THENCE
 RUN NORTH 35°05'24" EAST FOR 11.62 FEET; THENCE RUN SOUTH
 54°54'36" EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 387.80 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:

Jeff D. Arrington DATE: 7-21-09
 JEFF D. ARRINGTON
 ALABAMA NO. 18664

WORK AUTHORIZATION NUMBER: AE2009-1277530

ARRINGTON ENGINEERING
 Civil Engineers - Surveyors - Land Planners

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 Fax: (205) 985-9385
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 Birmingham AL 35244