

20100126000024770 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
01/26/2010 10:18:29 AM 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

EASEMENT

For and in consideration of Eight thousand dollars (\$ 8,000.00) 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 20010005597400000, 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 20S, Range 03W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 20 ft x 20 ft with a 5 ft strip that is 2.5 ft each side of buried cable running from easement to Hwy 261 ROW 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.



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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 Alabama Power an easement if needed to provide service to the AT&T easement without additional compensation. AT&T to provide buffer shrubs if required by the city of Pelham or homeowners on Cottage Circle.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 8th day of December, 2009.

Signed, sealed and delivered in the presence of:

Witness
(Print Name) _____

Witness
(Print Name) _____

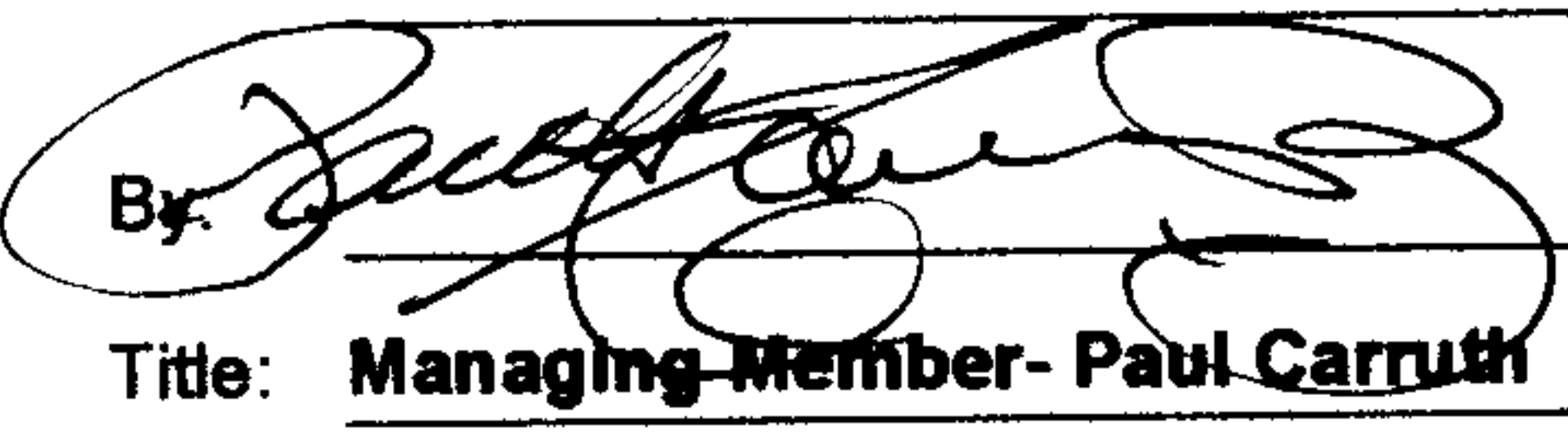
Jeffcarr LLC

Name of Corporation

(Address)

PO Box 1098

Trussville, AL. 35173

By: 

Title: **Managing Member- Paul Carruth**

Attest: _____

State of Alabama, County of **Shelby**

I, **Rebecca Grinder**, Notary Public in and for said County in Alabama, hereby certify that **Paul Carruth** whose name **Managing Member** of the **Jeffcarr 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 8th day of **December**, **2009**.


Notary Public

(Print Name) **Rebecca Grinder**

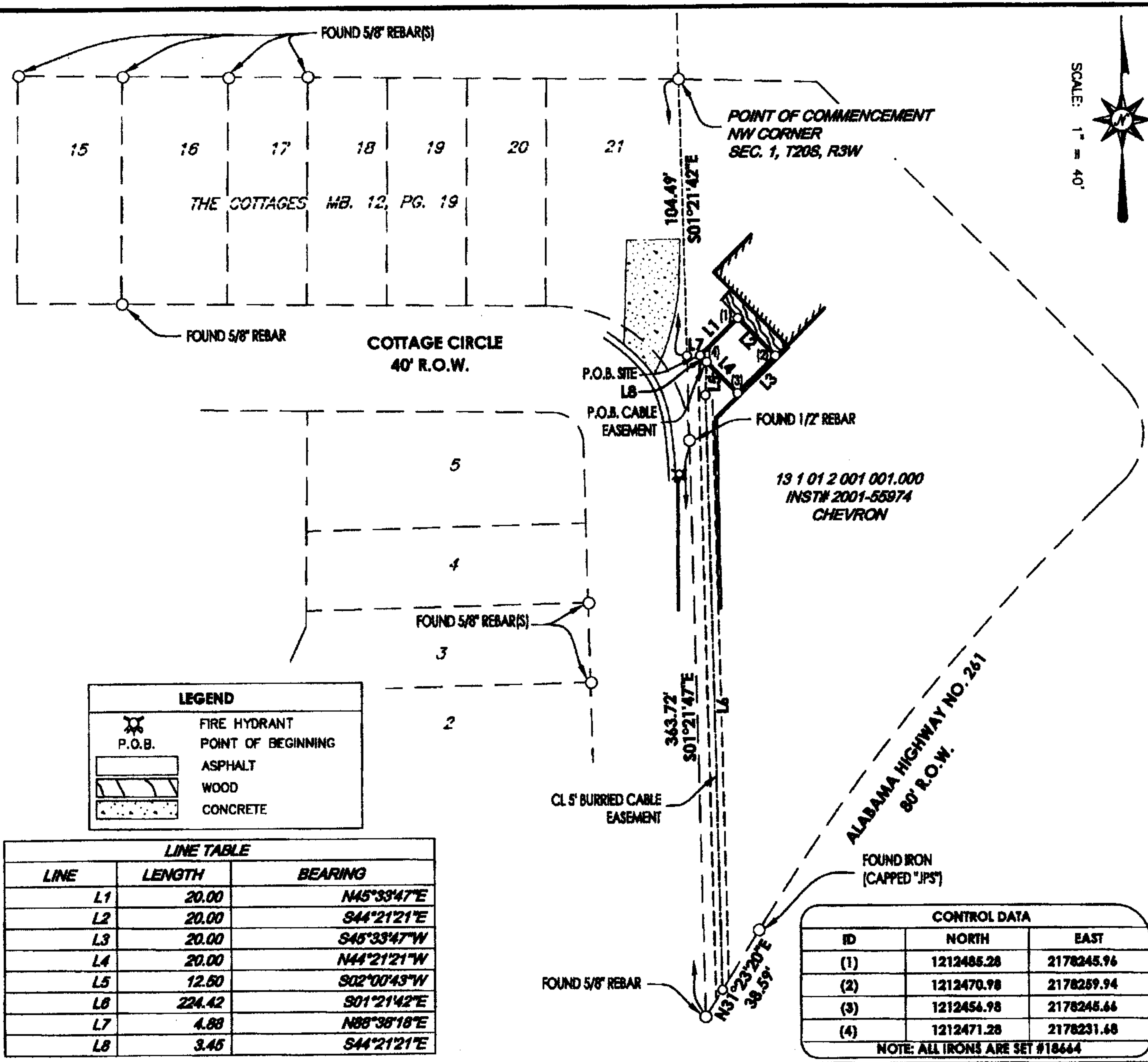
My Commission Expires: **08/22/2011**

TO BE COMPLETED BY GRANTEE

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

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ATTACHMENT A



DESCRIPTION: AT&T EASEMENT

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN SOUTH 01°21'42" EAST ALONG THE WESTERLY LINE OF SAID SECTION 1 FOR 104.49 FEET; THENCE RUN NORTH 88°38'18" EAST FOR 4.88 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 45°33'47" EAST FOR 20.00 FEET; THENCE RUN SOUTH 44°21'21" EAST FOR 20.00 FEET; THENCE RUN SOUTH 45°33'47" WEST FOR 20.00 FEET; THENCE RUN NORTH 44°21'21" WEST FOR 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 400.00 SQUARE FEET.

6' BURIED CABLE EASEMENT

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN SOUTH 01°21'42" EAST ALONG THE WESTERLY LINE OF SAID SECTION 1 FOR 104.49 FEET; THENCE RUN NORTH 88°38'18" EAST FOR 4.88 FEET; THENCE RUN SOUTH 44°21'21" EAST FOR 3.45 FEET TO THE POINT OF BEGINNING OF A 5 FOOT EASEMENT BEING 2.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 02°00'43" WEST FOR 12.80 FEET; THENCE RUN SOUTH 01°21'42" EAST FOR 224.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY NO. 261 AND THE END OF SAID CENTERLINE.

SAID TRACT OF LAND CONTAINING 1,185 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: *[Signature]* 12/10/09
JEFF DARRINGTON
ALABAMA NO. 18664

DATE

STATE OF ALABAMA
REGISTERED
#18664
PROFESSIONAL
LAND
SURVEYOR
JEFF D. DARRINGTON

WORK AUTHORIZATION NUMBER:
AE2009-1311242

LEGEND		
	FIRE HYDRANT	
	P.O.B.	
	ASPHALT	
	WOOD	
	CONCRETE	

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N45°33'47"E
L2	20.00	S44°21'21"E
L3	20.00	S45°33'47"W
L4	20.00	N44°21'21"W
L5	12.80	S02°00'43"W
L6	224.42	S01°21'42"E
L7	4.88	N88°38'18"E
L8	3.45	S44°21'21"E

CONTROL DATA		
ID	NORTH	EAST
(1)	1212485.28	2178245.96
(2)	1212470.98	2178289.94
(3)	1212454.98	2178245.66
(4)	1212471.28	2178231.48

NOTE: ALL IRONS ARE SET #18664

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 965-9315
Fax: (205) 965-9365
2092 Valleydale Road
Birmingham, AL 35244