



20100519000156250 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/19/2010 09:45:13 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, AL 35243

EASEMENT

For and in consideration of Two thousand five hundred dollars (\$ 2,500.00) 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 6, page 6, 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 15 ft x 15 ft with a 5 ft strip 2.5 ft each side of the 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.

Deed Tax : \$2.50

PMT 1366255



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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 pay property owner \$500 for landscaping around outside of easement.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 4th day of May, 2010.

Signed, sealed and delivered in the presence of:

Witness
(Print Name)

Witness
(Print Name)

Chandalar South Townhouse Association

Name of Corporation

(Address)

1919 Chandalar Ct.

Pelham, AL. 35124

By:

Title: **President- John Nicks**


Attest:

State of Alabama, County of **Shelby**

I, **Rebecca Grinder**, Notary Public in and for said County in Alabama, hereby certify that **John Nicks** whose name is **President** of the

Chandalar South Townhouse Association, 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 4th day of May, 2010.

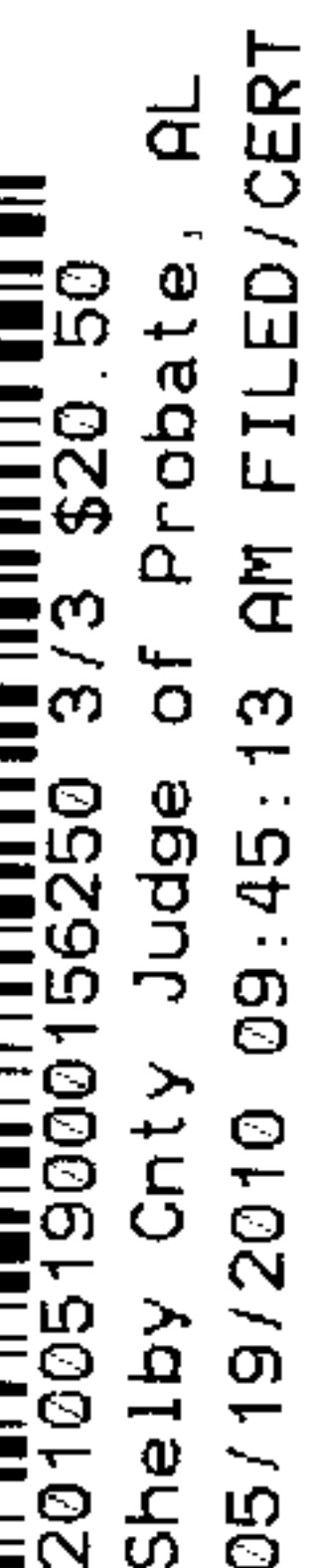

Notary Public

(Print Name) **Rebecca Grinder**

My Commission Expires: **08/22/11**

TO BE COMPLETED BY GRANTEE

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



ATTACHMENT A



COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND THENCE RUN NORTH 04°16'33" EAST FOR 100.05 FEET; THENCE RUN NORTH 83°42'58" WEST FOR 404.70 FEET TO THE NORTH EAST LINE OF AN ALABAMA POWER CO. RIGHT-OF-WAY ACCORDING TO THE SURVEY OF CHANDALAR SOUTH TOWNHOUSES - PHASE 1 AS RECORDED IN MAP BOOK 8, PAGE 8 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 28°28'42" WEST ALONG SAID ALABAMA POWER CO. RIGHT-OF-WAY FOR 384.01 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD AND THE SOUTHWEST CORNER OF LOT 1 OF SAID CHANDALAR SOUTH TOWNHOUSES - PHASE; THENCE RUN NORTH 61°30'28" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF SAID ROAD RIGHT-OF-WAY FOR 170.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF CHANDALAR COURT; THENCE RUN SOUTH 28°28'42" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 81.22 FEET; THENCE RUN NORTH 61°33'18" EAST FOR 83.60 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE RUN NORTH 58°03'58" EAST FOR 15.00 FEET; THENCE RUN SOUTH 30°58'01" EAST FOR 15.00 FEET; THENCE RUN SOUTH 89°03'58" WEST FOR 15.00 FEET; THENCE RUN NORTH 30°58'01" WEST FOR 15.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 225 SQ. FT.

DESCRIPTION: BURIED CABLE EASEMENT
COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND THENCE
RUN NORTH 04°16'33" EAST FOR 100.05 FEET; THENCE RUN NORTH 83°42'58"
WEST FOR 404.70 FEET TO THE NORTH EAST LINE OF AN ALABAMA POWER
CO. RIGHT-OF-WAY ACCORDING TO THE SURVEY OF CHANDALAR SOUTH
TOWNHOUSES - PHASE 1 AS RECORDED IN MAP BOOK 8, PAGE 8 IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH
28°26'42" WEST ALONG SAID ALABAMA POWER CO. RIGHT-OF-WAY FOR 384.81
FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A PUBLIC
ROAD AND THE SOUTHWEST CORNER OF LOT 1 OF SAID CHANDALAR SOUTH
TOWNHOUSES - PHASE ; THENCE RUN NORTH 81°30'28" EAST ALONG THE
SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF SAID
ROAD RIGHT-OF-WAY FOR 170.00 FEET TO A POINT ON THE NORTHEASTERLY
RIGHT-OF-WAY OF CHANDALAR COURT; THENCE RUN SOUTH 28°26'42" EAST
ALONG SAID ROAD RIGHT-OF-WAY FOR 83.72 FEET TO THE POINT OF
BEGINNING OF THE CENTERLINE OF A 6 FOOT BURIED CABLE EASEMENT, LYING
2.5 FEET ON EITHER SIDE OF DESCRIBED LINE; THENCE RUN NORTH 61°33'18"
EAST FOR 83.89 FEET TO THE END OF SAID CENTER LINE

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.

SUPERVISOR: Jeff Arrington 5-11-10
JEFF ARRINGTON DATE
ALABAMA NO. 18884

WORK AUTHORIZATION NUMBER: AE2010-1306265

