

PREPARED BY:	RETURN TO:	GRANTOR:	GRANTEE:
Morris L. McCarra	Morris L. McCarra	MOBLEY DEVELOPMENT INC.	Bellsouth Telecommunications d/b/a AT&T Alabama
12280 Schamberville Lane	12280 Schamberville Lane	2101 4th Avenue S. Suite 200	3196 Highway 280E Room 102N
Collinsville, MS 39325	Collinsville, MS 39325	Birmingham, Alabama 35223	Birmingham, AL 35243
Phone [REDACTED]	Phone [REDACTED]	[REDACTED]	Phone [REDACTED]

EASEMENT

INDEX: NE 1/4 A 26-205-2W
GLEN IRIS @ KILKERRAN, PHASE I



20130821000341440 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
08/21/2013 01:25:15 PM FILED/CERT

\$500.00

STATE OF ALABAMA
COUNTY OF SHELBY

8416-C-AL
(01-2013)

Preparer's name and address:

Morris L. McCarra
12280 Schamberville Lane
Collinsville, MS 39325
601.479.9691

Grantee's Address: BellSouth Telecommunications,
LLC, d/b/a AT&T Alabama
3196 Highway 280 East
Room 102 N
Birmingham, AL 35243

EASEMENT

For and in consideration of ten & no/100 dollars (\$ 10.00) 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, LLC, a Georgia limited liability company, its licensees, agents, successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in Deed Book MB 43, page 90, 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 28, Township 20 South, Range 2 West, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land as shown on Exhibit "A" attached and made a part of this document, being a part of GLEN IRIS at KILKERRAN, Phase I.

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 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, LLC, d/b/a AT&T Alabama its licensees, agents, successors, assigns, and allied and associated companies 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.

Shelby County, AL 08/21/2013
State of Alabama
Deed Tax: \$.50


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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:
AT&T cabinets, slab, buried cables and power source for service in area.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 10th day of
August 2013

Signed, sealed and delivered in the presence of:

MOBLEY DEVELOPMENT, INC.

Name of Company/Corporation

Witness
(Print Name)

(Address) 2101 4th Avenue South, Suite 200
Birmingham, AL 35233
205.327.5700

Witness
(Print Name)

By:

Title:

Attest:

State of Alabama, County of Shelby
I, Linda W. Roberts, Notary Public in and for said County in Alabama, hereby
certify that J. Steven Mobley
whose name as President of the
Mobley Development, Inc., a ~~company~~ 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 ~~company~~ corporation.

Given under my hand this 10th day of August 2013

My Commission Expires:

Linda W. Roberts
Notary Public

(Print Name)

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

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


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EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	S 80°26'33" E	6.00'
L2	S 80°26'33" E	20.00'
L3	N 09°26'48" E	20.00'
L4	N 80°26'33" W	20.00'
L5	S 09°26'48" W	20.00'

PARK LOT
GLEN IRIS AT
KILKERRAN PHASE 1
MB. 43, PAGE 90

AT&T SITE
EASEMENT

POINT OF BEGINNING

LOT 713
FINAL PLAT KILKERRAN
AT BALLANTRAE PHASE 2
MB. 33, PG. 103

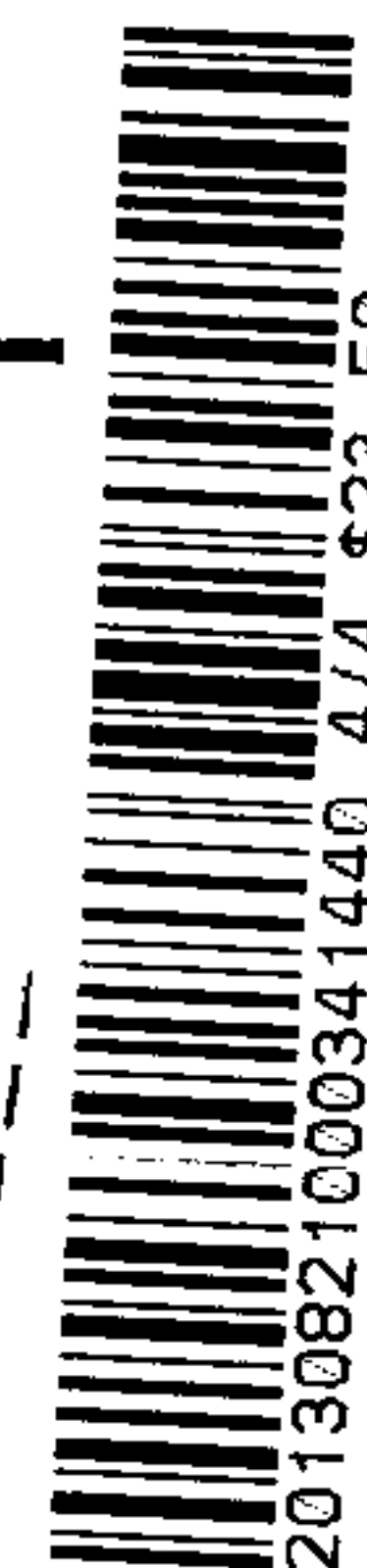
FOUND IRON
(CAPPED "RYS")

N 09°26'48" E
110.00'

POINT OF COMMENCEMENT
FOUND IRON
(CAPPED "RYS")

KILKERRAN LANE
R.O.W. VARIES

SCALE: 1" = 20'



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**AT&T SITE SURVEY
GLEN IRIS AT KILKERRAN PHASE I
PARK LOT**

SITUATED IN THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 20 SOUTH, RANGE 2 WEST,
SHELBY COUNTY, ALABAMA

CONTROL DATA

ID	NORTH	EAST
(1)	1187830.45	2197909.57
(2)	1187827.12	2197929.29
(3)	1187844.85	2197932.57
(4)	1187880.18	2197912.85

NOTE: ALL IRONS ARE SET #18644



DESCRIPTION: AT&T SITE EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF PARK LOT, ACCORDING TO THE SURVEY OF GLEN IRIS AT KILKERRAN PHASE I, AS RECORDED IN MAP BOOK 43, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 80°26'33" EAST ALONG THE SOUTH LINE OF SAID PARK LOT FOR 6.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 80°26'33" EAST ALONG THE SOUTH LINE OF SAID PARK LOT FOR 20.00 FEET; THENCE RUN NORTH 09°26'48" EAST FOR 20.00 FEET; THENCE RUN NORTH 80°26'33" WEST FOR 20.00 FEET; THENCE RUN SOUTH 09°26'48" WEST FOR 20.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 400.00 SQ. FT. OR 0.01 ACRES MORE OR LESS.

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
ALABAMA NO. 18664

7/19/13
DATE

PMT 31C 63001N

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

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BIRMINGHAM AL 35244