


Lessee Site Name: SHELBY

This document was prepared by
and after recording return to:
Thomas J. Buchanan
Baker Donelson Bearman
Caldwell & Berkowitz, PC
420 20th Street North, Suite 1600
Birmingham, Alabama 35203

Source of Title: Warranty Deed recorded June
10, 2002 as Instrument 20020610000273040, in
the Office of the Probate Judge of Shelby
County, Alabama.

Shelby County, AL 10/01/2014
State of Alabama
Deed Tax: \$35.50

STATE OF ALABAMA)
 .
COUNTY OF SHELBY)


20141001000307260 1/9 \$74.50
Shelby Cnty Judge of Probate, AL
10/01/2014 11:02:05 AM FILED/CERT

MEMORANDUM OF
LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is entered into this 29 day of August, 2014, by and between **Michael Shirley (a/k/a Michael E. Shirley, Sr.) and Tracy L. Goggins, his wife**, with an address of 121 Shortcake Lane, Shelby, Alabama 35143 (hereinafter referred to as "Lessor") **Cellco Partnership d/b/a Verizon Wireless**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Land Lease Agreement ("Agreement") on the 29 day of August, 2014, for the purpose of installing, operating and maintaining a telecommunications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial term of the Agreement is for five (5) years commencing as specified in the Agreement. The Agreement may be extended for four (4) additional terms of five (5) years each.
3. The land which is the subject of the Agreement is described in **Exhibit A** annexed hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Lease Agreement as of the day and year first above written.

LESSOR:

Michael Shirley (a/k/a Michael E. Shirley, Sr.) and Tracy L. Goggins

Michael Shirley
Witness
Name: Dawn Carden

Michael E. Shirley
Michael Shirley
(a/k/a Michael E. Shirley, Sr.)

Date: 4-28-2014

Michael Shirley
Witness
Name: Dawn Carden


Tracy L. Goggins
Tracy L. Goggins
Date: 4/28/14

LESSEE:

**Cellco Partnership
d/b/a Verizon Wireless**

Kim Ulrich
Witness
Name: Kim Ulrich

By: Aparna Khurjekar
Name: Aparna Khurjekar
Its: Area Vice President Network
Date: 8/29/2014


20141001000307260 2/9 \$74.50
Shelby Cnty Judge of Probate: AL
10/01/2014 11:02:05 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Michael Shirley (a/k/a Michael E. Shirley, Sr.)** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Memorandum of Land Lease Agreement, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 28th day of April, 2014.

[NOTARIAL SEAL]

Notary Public:

Print Name:

My Commission Expires:

Jennie D. Morris
MY COMMISSION EXPIRES
SEPTEMBER 13, 2015

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Tracy L. Goggins** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Memorandum of Land Lease Agreement, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 28th day of April, 2014.

[NOTARIAL SEAL]

Notary Public:

Print Name:

My Commission Expires:

Jennie D. Morris
MY COMMISSION EXPIRES
SEPTEMBER 13, 2015

20141001000307260 3/9 \$74.50
Shelby Cnty Judge of Probate: AL
10/01/2014 11:02:05 AM FILED/CERT

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, **Aparna Khurjekar**, whose name as **Area Vice President Network of Celco Partnership d/b/a Verizon Wireless** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she in her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand and seal this 29 day of August, 2014.

[NOTARIAL SEAL]

Notary Public: Lynne Carlisle

Print Name: Lynne Carlisle

My Commission Expires: 3/20/2016

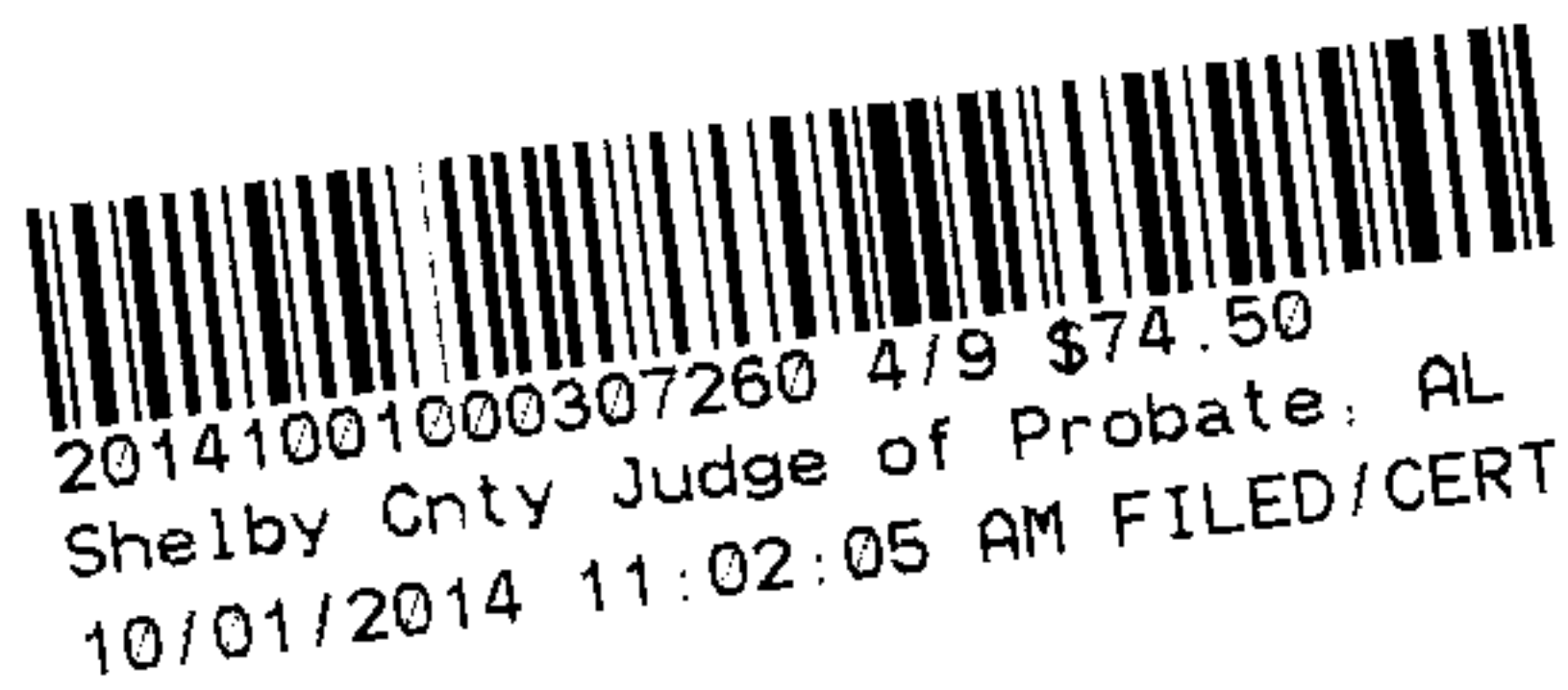
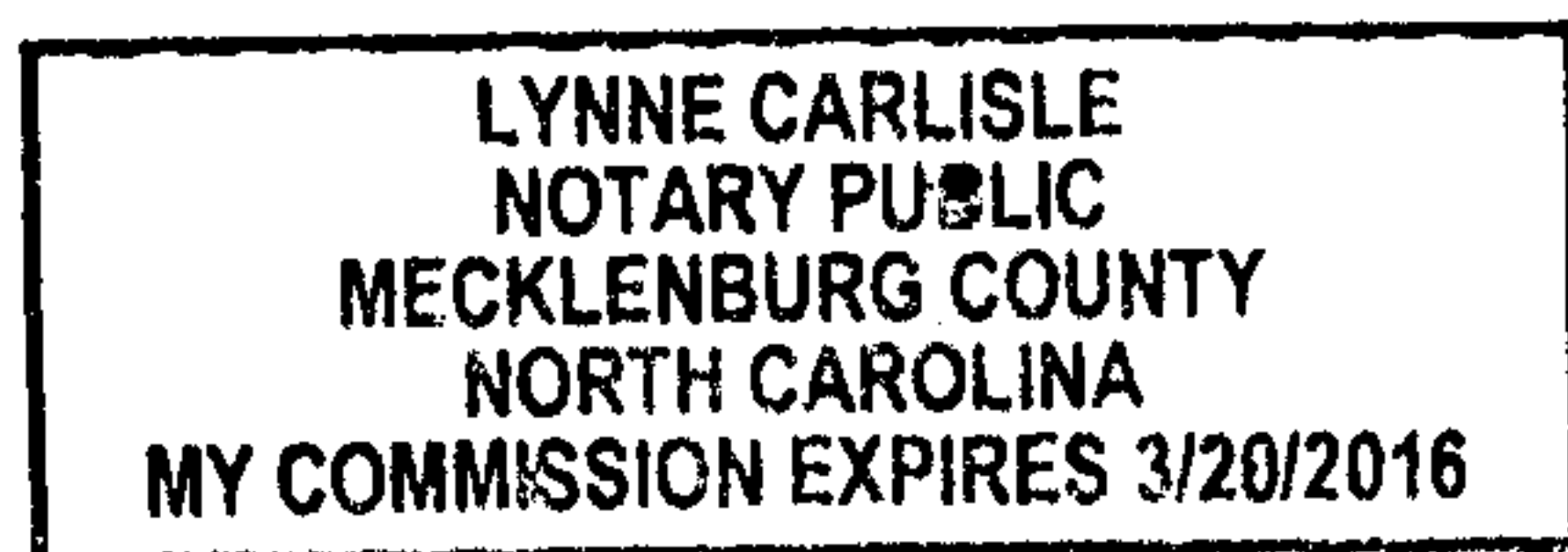


EXHIBIT A

Description of Parent Tract and Leased Area

(See Survey Attached)

Parent Tract:

A parcel of land known as Lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

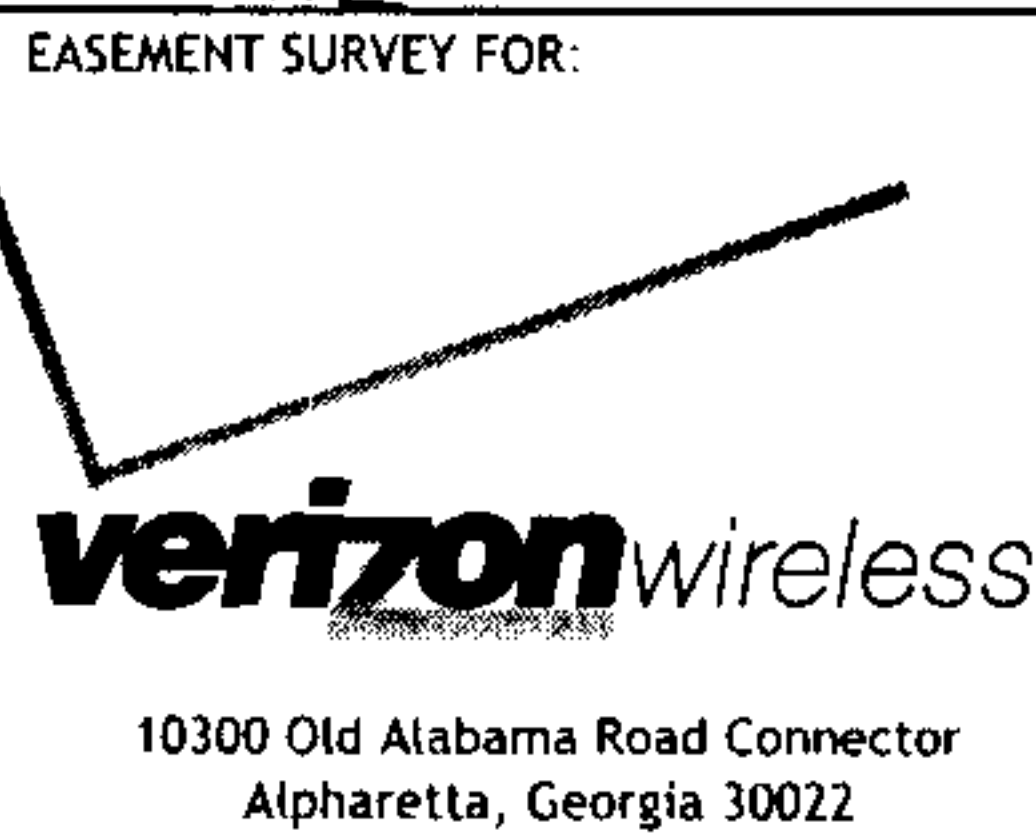
Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the quarter-quarter line for 690.82 feet; thence turn right 84 degrees 41 minutes 36 seconds for 1323.03 feet to the East section line; thence turn right 95 degrees 13 minutes 02 seconds and along said section line for 367.06 feet; thence turn right 85 degrees 03 minutes 21 seconds for 660.00 feet; thence turn left 85 degrees 03 minutes 21 seconds for 330.00 feet to the South quarter-quarter line; thence turn right 85 degrees 03 minutes 21 seconds and along said quarter-quarter line for 663.56 feet to the point of beginning.

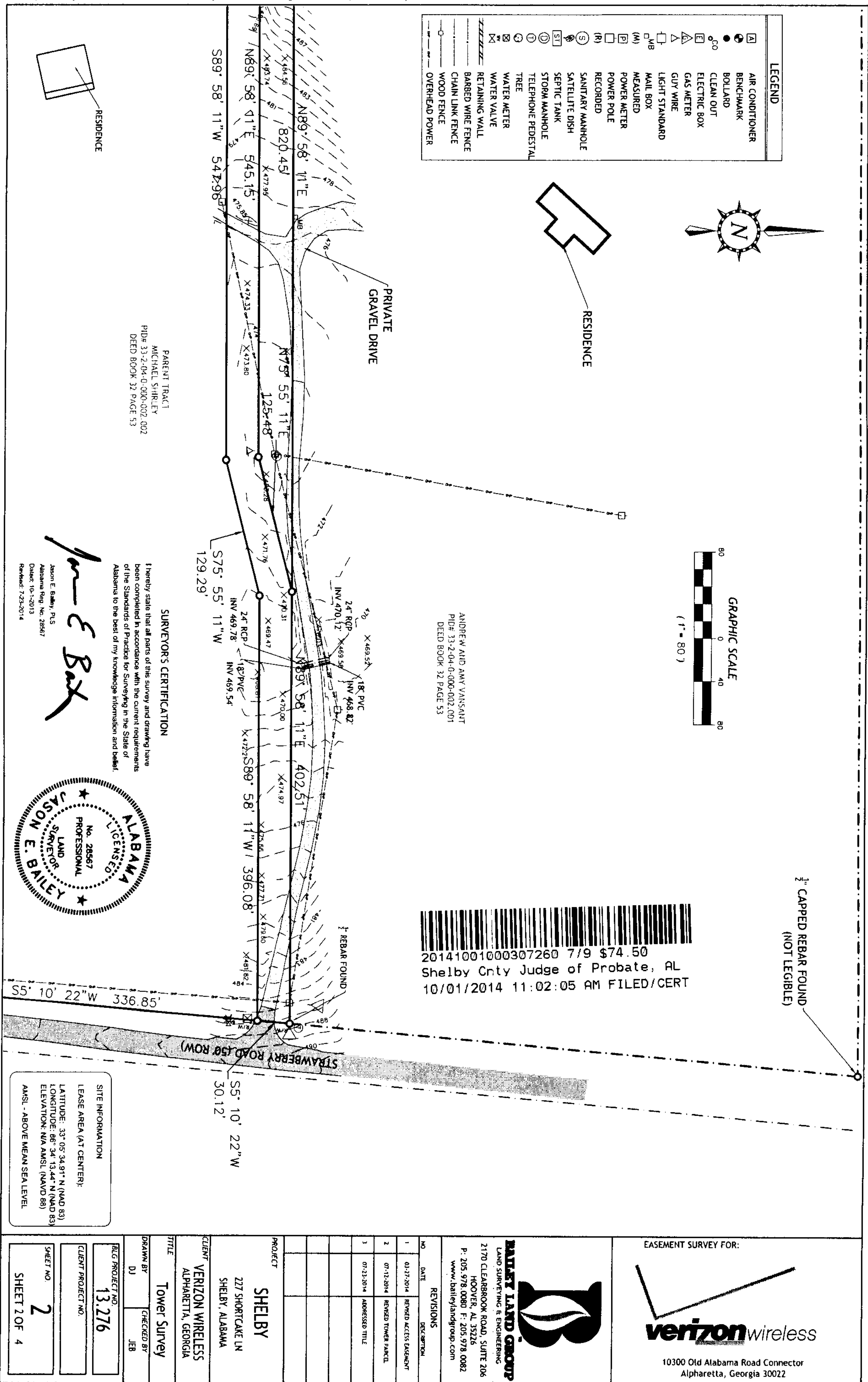
According to the survey of Ralph E. Chappell, dated May 16, 2002.

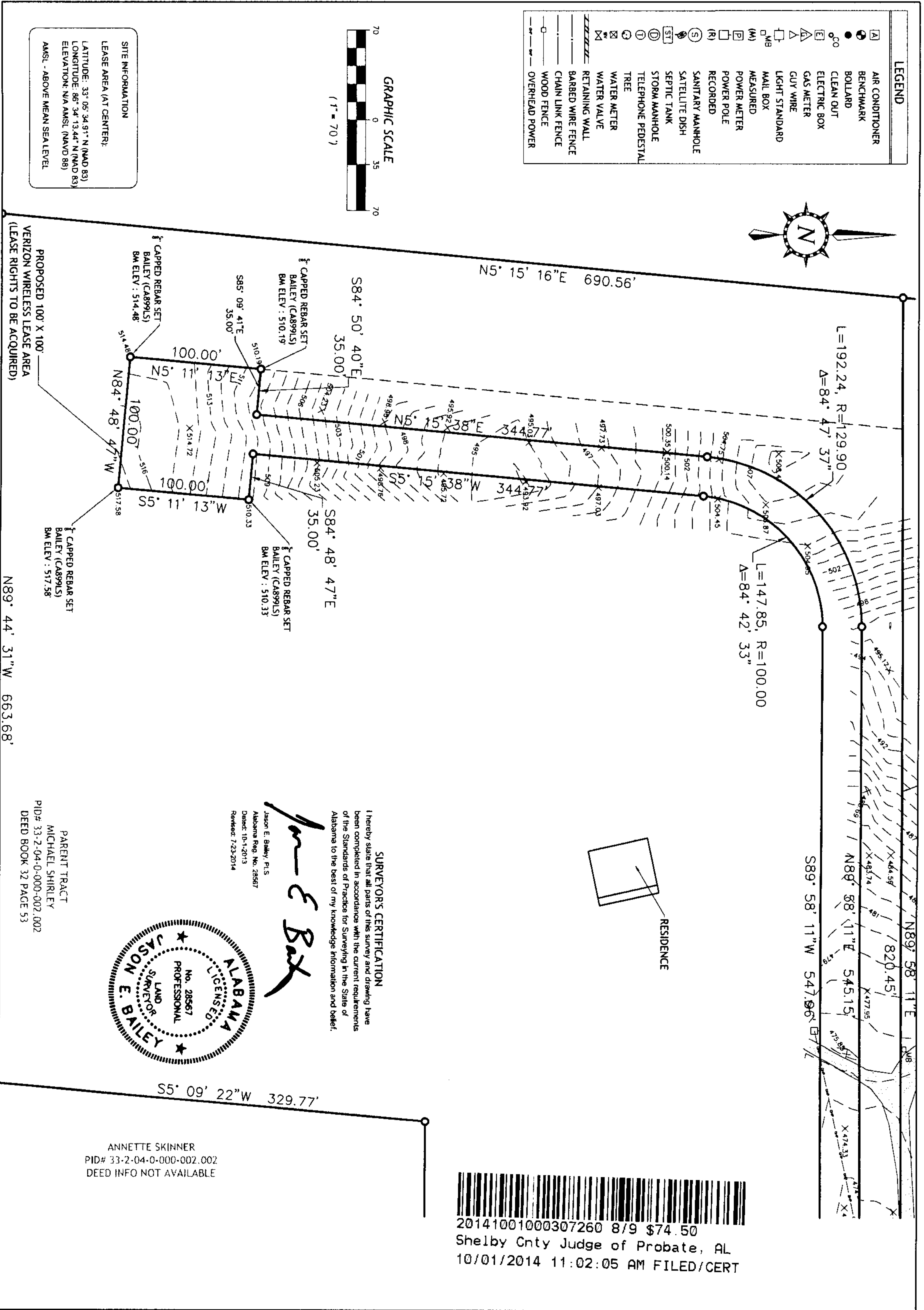
Tower and Easement Parcel:

A parcel of land being a part of Lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

BEGIN at the NE corner of Lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama; thence S 5°10'22"W along the east line of said Lot 2 for a distance of 30.12'; thence S 89°58'11"W for a distance of 396.08'; thence S 75°55'11"W for a distance of 129.29'; thence S 89°58'11"W for a distance of 547.96' to the point of curvature of a curve to the left having a radius of 100.00' and a central angle of 84° 42' 33"; thence along the arc of said curve for a distance of 147.85'; thence S 5°15'38"W for a distance of 344.77'; thence S 84° 48' 47" E for a distance of 35.00' to a 5/8" capped rebar (Bailey CA899LS); thence S 5°11'13"W for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence N 84°48'47"W for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence N 5°11'13"E for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence S 84°48'47"E for a distance of 35.00'; thence N 5° 15' 38" E for a distance of 344.77' to the point of curvature of a curve to the right having a radius of 129.90' and a central angle of 84° 47' 37"; thence along the arc of said curve for a distance of 192.24'; thence N 89° 58' 11" E for a distance of 545.15'; thence N 75° 55' 11" E for 125.48' to the north line of said Lot 2; thence N 89° 58' 11" E along said north line for 402.51' to the POINT OF BEGINNING. Said parcel containing 57,941 sq ft (1.33 acres) +/-.







20141001000307260 8/9 \$74.50
Shelby Cnty Judge of Probate, AL
10/01/2014 11:02:05 AM FILED/CERT

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
2170 CLEARBROOK ROAD, SUITE 206
HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com



EASEMENT SURVEY FOR:

verizonwireless

10300 Old Alabama Road Connector
Alpharetta, Georgia 30022

PARENT TRACT

A parcel of land known as Lot 2, Vasant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the quarter-quarter line for 690.82 feet; thence turn right 84 degrees 41 minutes 36 seconds for 1323.03 feet to the East section line; thence turn right 95 degrees 13 minutes 02 seconds and along said section line for 367.06 feet; thence turn right 85 degrees 03 minutes 21 seconds for 660.00 feet; thence turn left 85 degrees 03 minutes 21 seconds for 330.00 feet to the South quarter-quarter line; thence turn right 85 degrees 03 minutes 21 seconds and along said quarter-quarter line for 663.56 feet to the point of beginning.

According to the survey of Ralph E. Chappell, dated May 16, 2002.

TOWER PARCEL

A parcel of land being a part of Lot 2, Vasant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE ¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

BEGIN at the NE corner of Lot 2, Vasant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama; thence S 5°10'22"W along the east line of said Lot 2 for a distance of 30.12'; thence S 89°58'11"W for a distance of 396.08'; thence S 75°55'11"W for a distance of 129.29'; thence S 89°58'11"W for a distance of 547.96' to the point of curvature of a curve to the left having a radius of 100.00' and a central angle of 84° 42' 33"; thence along the arc of said curve for a distance of 147.85'; thence S 5°15'38"W for a distance of 344.77'; thence S 84° 48' 47" E for a distance of 35.00' to a 5/8" capped rebar (Bailey CA899LS); thence S 5°11'13"W for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence N 84°48'47"W for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence N 5°11'13"E for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence S 84°48'47"E for a distance of 35.00'; thence N 5° 15' 38" E for a distance of 344.77' to the point of curvature of a curve to the right having a radius of 129.90' and a central angle of 84° 47' 37"; thence along the arc of said curve for a distance of 192.24'; thence N 89° 58' 11" E for a distance of 545.15'; thence N 75° 55' 11" E for 125.48' to the north line of said Lot 2; thence N 89° 58' 11" E along said north line for 402.51' to the POINT OF BEGINNING. Said parcel containing 57,941 sq ft (1.33 acres) +/-.



20141001000307260 9/9 \$74.50
Shelby Cnty Judge of Probate, AL
10/01/2014 11:02:05 AM FILED/CERT

SITE INFORMATION

LEASE AREA (AT CENTER):

LATITUDE: 33° 05' 34.91" N (NAD 83)

LONGITUDE: 86° 34' 13.44" N (NAD 83)

ELEVATION: N/A AMSL (NAVD 88)

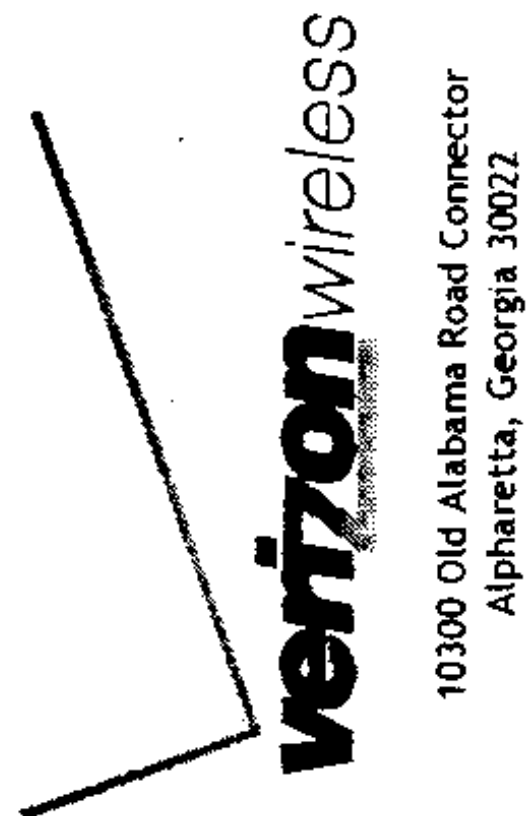
AMSL - ABOVE MEAN SEA LEVEL

SURVEYOR'S CERTIFICATION
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.

Jason E. Bailey
Jason E. Bailey, P.L.S.
Alabama Reg. No: 28567
Dated: 10-1-2013
Revised: 7-23-2014



EASEMENT SURVEY FOR:



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING
2170 CLEARBROOK ROAD, SUITE 206
HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com

REVISIONS		
NO	DATE	DESCRIPTION
1	03-27-2014	REVISED ACCESS EASEMENT
2	07-12-2014	REVISED TOWER PARCEL
3	07-23-2014	ADDRESSED TITLE

PROJECT
SHELBY
227 SHORTCAKE LN
SHELBY, ALABAMA

CLIENT
VERIZON WIRELESS
ALPHARETTA, GEORGIA

TITLE
Tower Survey

DRAWN BY
DJ

CHECKED BY
JEB

BLG PROJECT NO.
13.276

CLIENT PROJECT NO.

SHEET NO.
4
SHEET 4 OF 4