

Shelby County, AL 03/23/2015  
State of Alabama  
Deed Tax: \$.50

5002

STATE OF ALABAMA  
COUNTY OF Shelby

20150323000089920 1/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
03/23/2015 11:52:12 AM FILED/CERT

8416-I AL  
(01-2013)

Preparer's name and address:

**Paul Mancill**

**2137 Rockland Drive**

**Hoover, Alabama 35226**

**Grantee's Address:**

**BellSouth Telecommunications, LLC, d/b/a AT&T Alabama**

**3196 Highway 280**

**Room 102N**

**Birmingham, AL 35243**

### EASEMENT

For and in consideration of one dollars (\$ 1.00 ) 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, 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 30, page 7, 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 36, Township 19 S, Range 3 W, Huntsville Meridian, Shelby County, State of Alabama, consisting of a ( ☐ strip ) ( ☒ parcel ) of land 20 foot by 20 foot easement plus a 5 foot strip to the right-of-way off of Indian Lake Way in Pelham, Al. as shown on the attached survey labeled

**Attachment A, herin made a part of this document.**

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 conduct site evaluations and/or other above and below ground tests and surveys deemed necessary by Grantee, 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, 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.

**SPECIAL STIPULATIONS OR COMMENTS:**

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In witness whereof, the following undersigned has/have caused this instrument to be executed on the \_\_\_\_\_ day of \_\_\_\_\_,

Signed, sealed and delivered in the presence of:

Witness \_\_\_\_\_  
(Print Name and Address) \_\_\_\_\_

Witness \_\_\_\_\_  
(Print Name and Address) \_\_\_\_\_

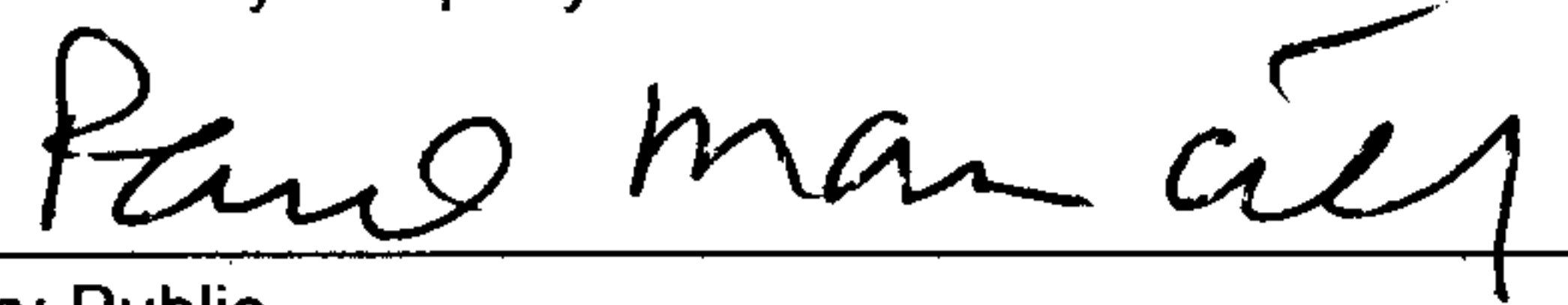
Grantor **Keeneland, LLC**  
(Print Name and Address) **3108 Blue Lake Dr**  
**Suite 200**  
**Birmingham, Alabama 35243**

By:   
Title: **J. Brooks Harris, Member Manager**

STATE OF **Alabama**  
COUNTY (PARISH) OF **Jefferson**

Personally appeared before me, the undersigned authority in and for the said county (parish) and state, on this 19<sup>th</sup> day of March, 2015, within my jurisdiction, the within named J. Brooks Harris, who acknowledged to me that (he) (she) is manager of Keeneland, LLC, a Member Manager

limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
Notary Public  
(Print Name) **Paul Mancill**

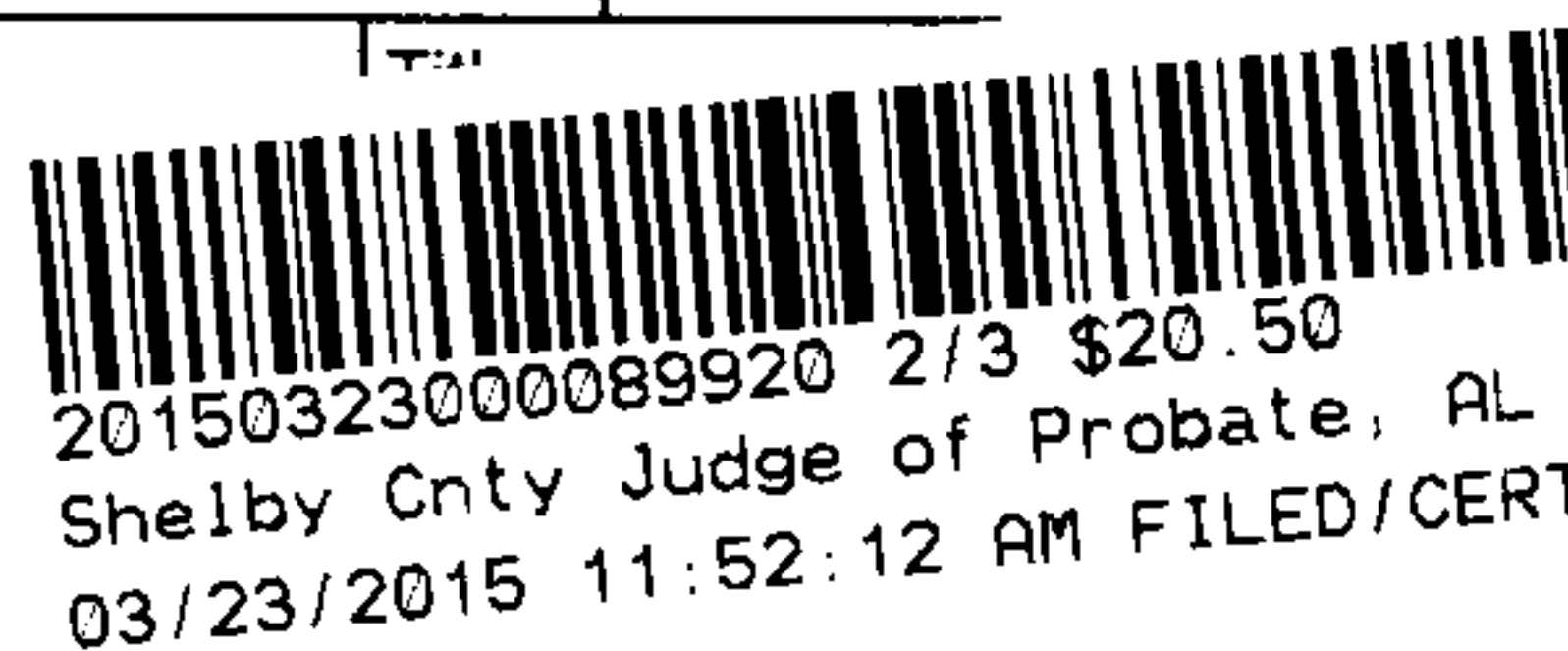
Notary Number \_\_\_\_\_  
My Commission Expires: **April 5, 2015**

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced: \_\_\_\_\_

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

Use this form with Form 8416



# ATTACHMENT A

