

RWID: AL117E770792



20150511000154400 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
05/11/2015 10:58:26 AM FILED/CERT

Al 500 00

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ *SHELBY*

ENS

8416-C-AL
(01-2013)

Preparer's name and address:

Elizabeth M. Smith

Mgr. OSP PIng & Design

3196 Highway 280, E. Room 102N

Birmingham, AL 35243

Grantee's Address: BellSouth Telecommunications,
LLC, d/b/a AT&T Alabama

3196 Highway 280, E. Room 102N

Birmingham, AL 35243

EASEMENT

For and in consideration of TEN 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 Instrument # 2014051300144230, 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 30, Township 20 South, Range 2 West, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 15 feet by 15 feet adjoining Huntley Parkway on a portion of Lot 1, according to the Survey of Cole & Awtrey Resurvey as recorded in Map Book 44, Page 9 in the Shelby County Probate office, further described by the Exhibit Map & Legal Description marked Attachment A-1 and Attachment A-2 hereby 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 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 05/11/2015
State of Alabama
Deed Tax: \$.50

PMT 1792952



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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:

NONE

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In witness whereof, the undersigned has/have caused this instrument to be executed on the 4TH day of April, 2015

Signed, sealed and delivered in the presence of:

The Grand Reserve at Pelham, LLC

Name of Company/Corporation

Witness
(Print Name)

(Address) 2814 Stadium Drive

Suite C

Phenix City, Alabama 36867

Witness
(Print Name)

By: [Signature]

Title: Auston Trimback - Member

Attest: _____

State of Alabama, County of Russell

I, Auston C. Trimback, Notary Public in and for said County in Alabama, hereby certify that _____ whose name as _____ of the _____

_____ 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 4 day of April, 2015

My Commission Expires: Jan 18, 2016

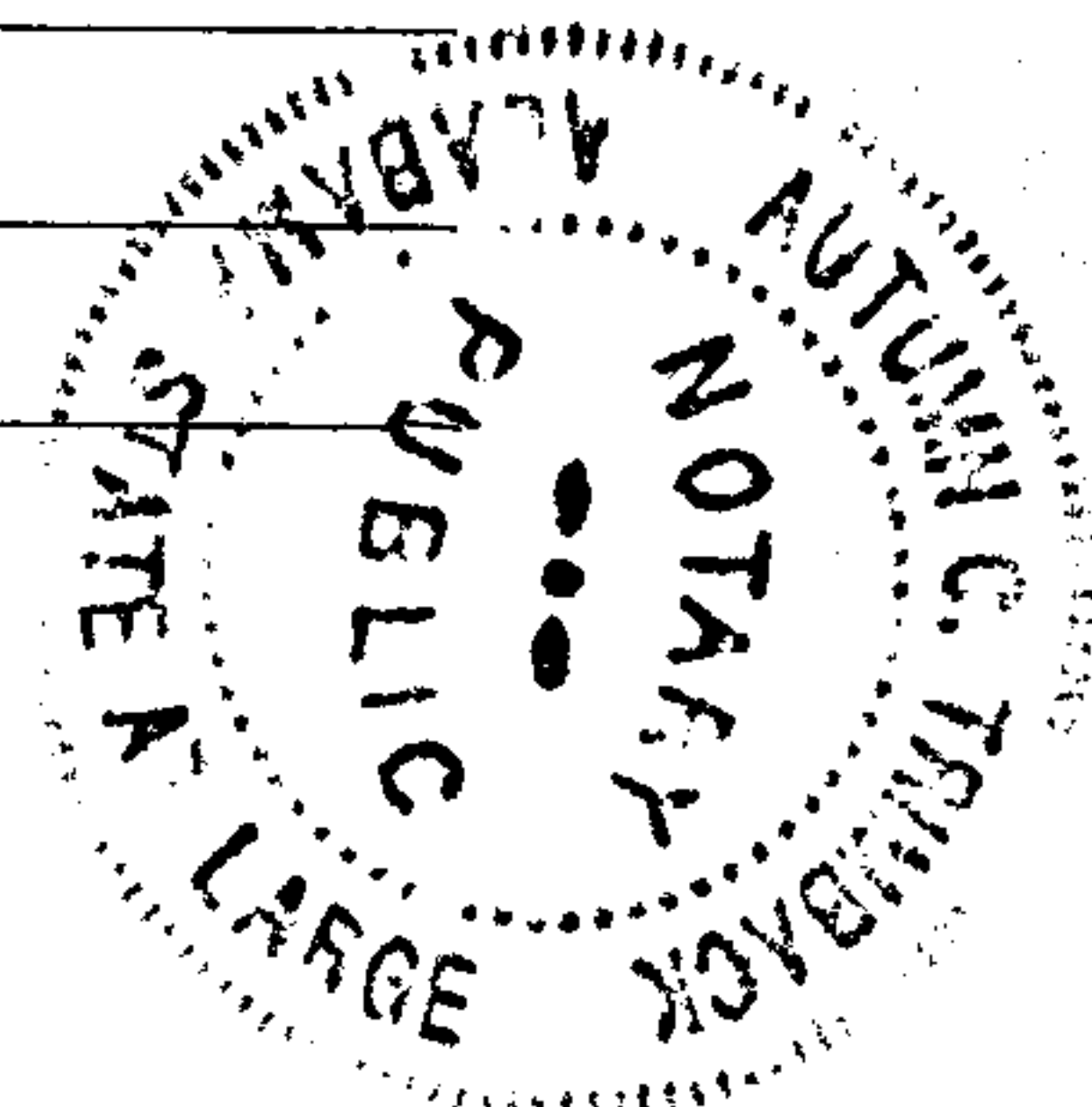
Notary Public

(Print Name)

Auston C. Trimback

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

District AL/MS/LA	FRC 845C	Wire Center/NXX ALBSALMA 205/663	Authority 51C51315N
Drawing 2	Area Number 11605	Plat Number DI 0406	RWID AL117E770792
Approval		Title MGR. OSP PLNG & DESIGN	



ATTACHMENT A-1

EXHIBIT MAP ATT&T EASEMENT

DRAWING: #27640

NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 20 SOUTH,
RANGE 2 WEST SHELBY COUNTY, ALABAMA, EASEMENT BEING
OVER AND ACROSS A PORTION OF LOT 1 COLE AND AWTREY
RESURVEY MAP BOOK 66, PAGE 9.

RWID: AL117E770792 **CURVE TABLE**

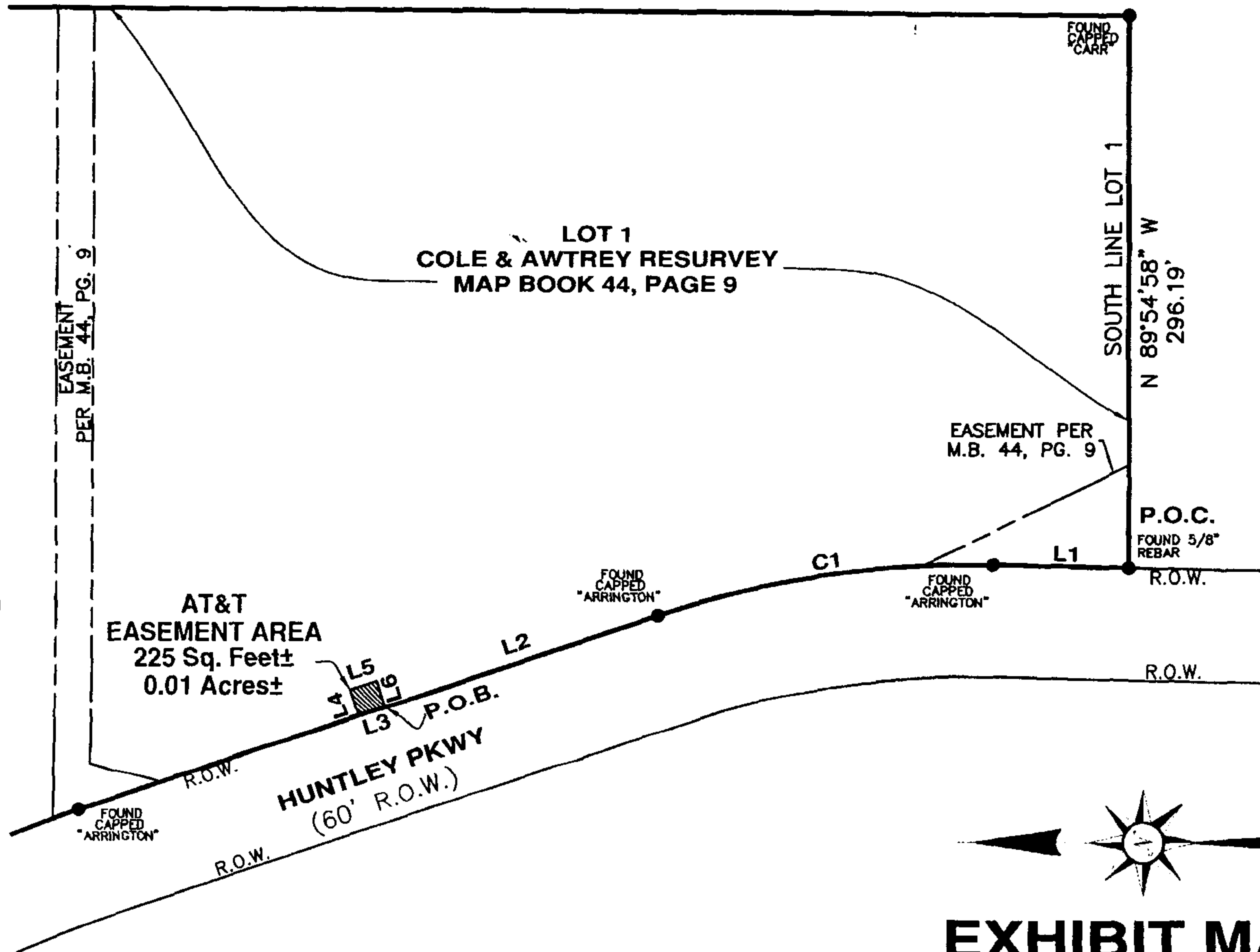
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	530.00'	183.92'	19°52'58"	183.00'	N 08°46'23" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°11'40" E	72.44'
L2	N 18°44'41" W	153.69'
L3	N 18°44'41" W	15.00'
L4	N 72°02'53" E	15.00'
L5	S 18°44'41" E	15.00'
L6	S 72°02'53" W	15.00'



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**EXHIBIT MAP
NOT TO SCALE**

ABBREVIATION

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 36209
PHONE: (205) 942-2488
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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ATTACHMENT A-2

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An easement over and across a parcel of land situated in the Northwest one-quarter of the Northwest one-quarter of Section 30, Township 20 South, Range 2 West Shelby County, Alabama, said parcel being Lot 1 according to the Cole and Awtrey Resurvey as recorded in Map Book 44, Page 9 in the Office of the Judge of Probate Shelby County, Alabama, said easement being more particularly described as follows:

Commence at a found 5/8 inch rebar marking the Southwest corner of said Lot 1, said point also being on the Eastern-most right of way of Huntley Parkway; thence run North 01 degrees 11 minutes 40 East along the West line of said Lot 1 and along said right of way for a distance of 72.44 feet to a found capped rebar stamped Arrington, said point being on a curve turning to the left, said curve having a radius of 530.00 feet, a central angle of 19 degrees 52 minutes 58 seconds, a chord bearing of North 08 degrees 46 minutes 23 seconds West, and a chord distance of 183.00 feet; thence run along the arc of said curve, along said lot line and along said right of way for a distance of 183.92 feet to a found capped rebar stamped Arrington; thence run North 18 degrees 44 minutes 41 seconds West along said Lot line and along said right of way for a distance of 153.69 feet to the POINT OF BEGINNING of the easement herein described; thence continue along the last described course for a distance of 15.00 feet; thence leaving said right of way run North 72 degrees 02 minutes 53 seconds East for a distance of 15.00 feet; thence run South 18 degrees 44 minutes 41 seconds East for a distance of 15.00 feet; thence run South 72 degrees 02 minutes 53 seconds West for a distance of 15.00 feet to the POINT OF BEGINNING. Said easement contains 225 square feet or 0.01 acres more or less.



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