

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-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 **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, 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 45**, page **28**, **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 **29th**, Township **18 S**, Range **1 W**, **Huntsville** Meridian, **Shelby** Country, State of Alabama, consisting of a (strip) (parcel) of land **10 feet by 10 feet plus a 7 foot wide strip to the Club Way utility easement as shown on the attached survey labeled Attachment A, herein 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 05/16/2016
State of Alabama
Deed Tax: \$2.50


20160516000165630 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
05/16/2016 11:12:38 AM FILED/CERT

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 13th day of May, 2016.

Signed, sealed and delivered in the presence of:

Witness

(Print Name and Address)

Grantor **Eddleman Club Properties, LLP**

(Print Name and Address) **2700 Highway 280**

Suite 425 W

Birmingham, Alabama 35223

Witness

(Print Name and Address)

By *Doug Eddleman*

Title: **Doug Eddleman, Manager**

STATE OF Alabama
COUNTY (PARISH) OF ~~Shelby~~ Jefferson

Personally appeared before me, the undersigned authority in and for the said county (parish) and state, on this 13th day of May, 2016, within my jurisdiction, the within named Doug Eddleman, who acknowledged to me that (he) (she) is manager of Eddleman Club Properties, LLP, a Manager Managed

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.



Anna C. McConathy
Notary Public
(Print Name) ANNA C. McConathy

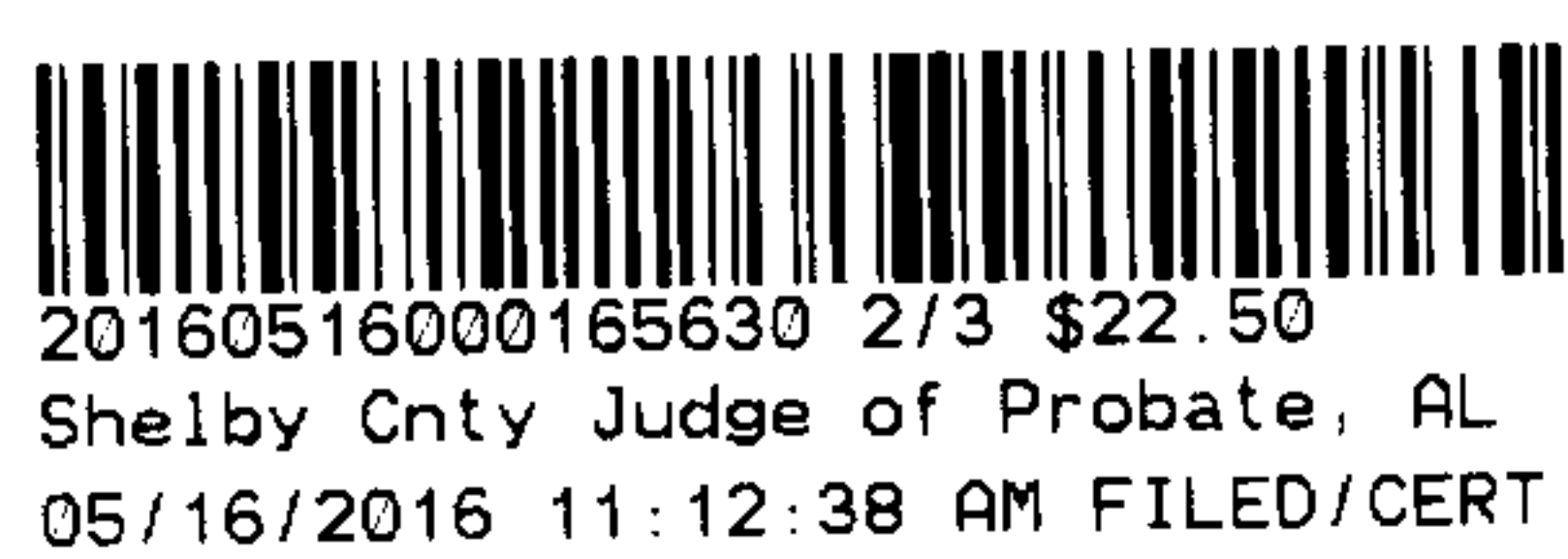
Notary Number _____
My Commission Expires: June 29, 2018

Personally Known OR Produced Identification

Type of Identification Produced: _____

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

Use this form with Form 8416



ATTACHMENT A

RWID: AL117E774592

**AT&T EASEMENT
CLUB WAY BROOK HIGHLAND**

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA

DESCRIPTION: AT&T SITE EASEMENT

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BROOK HIGHLAND DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF CLUB WAY; THEN RUN ALONG THE SOUTHERLY LINE OF BROOK HIGHLAND DRIVE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 698.62 FEET, AND A CHORD BEARING OF S62°30'04"E FOR A DISTANCE OF 97.27 FEET; THEN RUN S28°48'20"W FOR 32.78 FEET; THENCE RUN N62°15'55"W FOR 12.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N62°15'55"W FOR 10.00 FEET; THENCE S27°44'05"W FOR 10.00 FEET; THEN S62°15'55"E FOR 10.00 FEET; THENCE N27°44'05"E FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 100.00 SQ. FT.

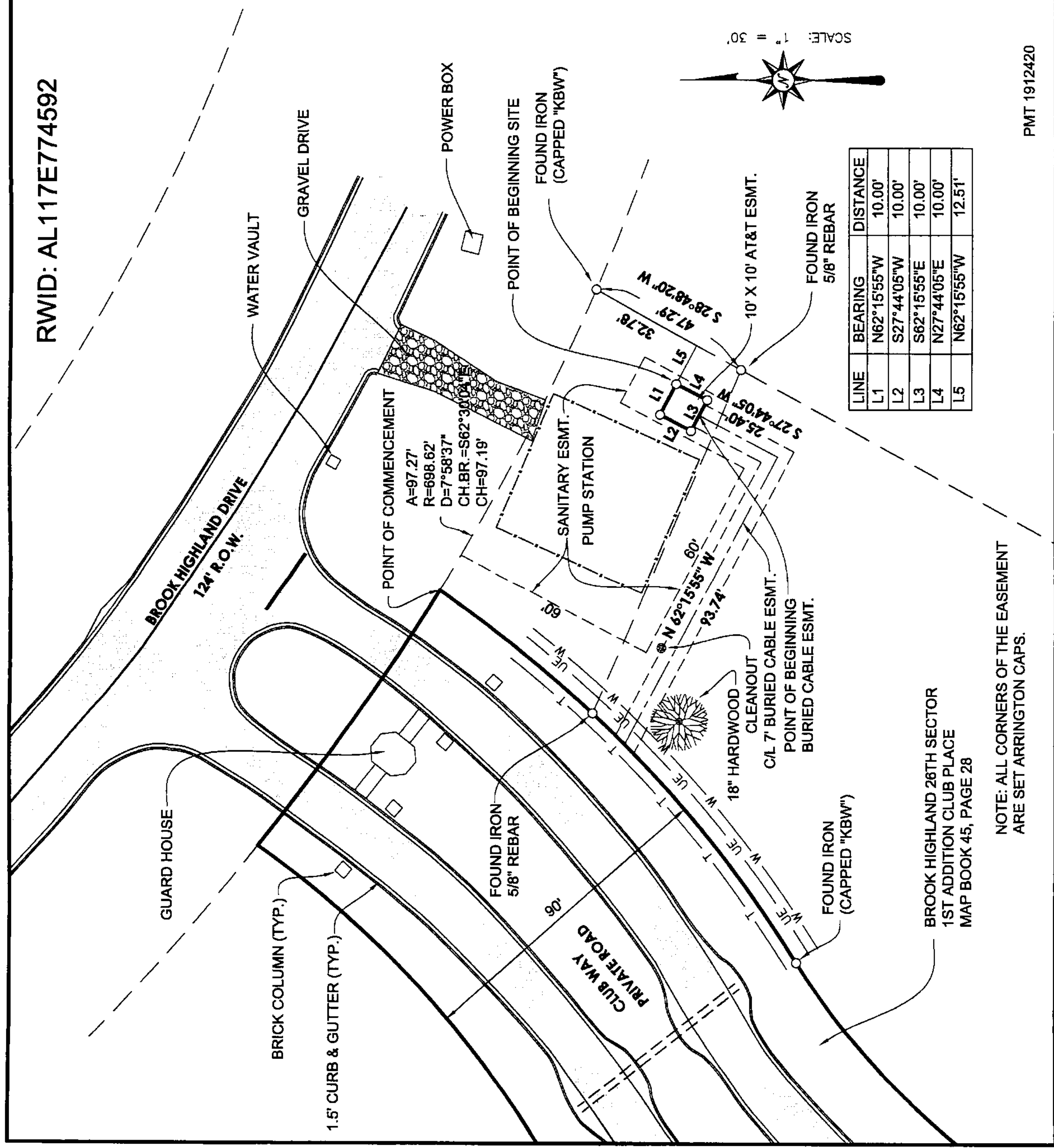
DESCRIPTION OF 7' BURIED CABLE EASEMENT:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BROOK HIGHLAND DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF CLUB WAY; THEN RUN ALONG THE SOUTHERLY LINE OF BROOK HIGHLAND DRIVE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 698.62 FEET, AND A CHORD BEARING OF S62°30'04"E FOR A DISTANCE OF 97.27 FEET; THENCE RUN S28°48'20"W FOR 32.78 FEET; THENCE RUN N62°15'55"W FOR 12.51 FEET; THENCE CONTINUE N62°15'55"W FOR 10.00 FEET; THENCE S27°44'05"W FOR 10.00 FEET; THENCE S62°15'55"E FOR 5.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 7 FOOT BURIED CABLE EASEMENT, SAID EASEMENT BEING 3.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THENCE RUN S27°44'05"W FOR 25.40 FEET; THENCE N62°15'55"W FOR 93.74 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLUB WAY AND THE END POINT OF SAID EASEMENT. THE EDGE OF SAID EASEMENT TO EXTEND OR SUBTEND TO THE EDGE OF SAID ROAD RIGHT OF WAY.

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 Arrington*
JEFF ARRINGTON DATE 4-5-16
ALABAMA NO. 18684

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
OFFICE: (205) 985-9315
FAX: (205) 985-9985
2032 Valleydale Road
Birmingham AL 35244



NOTE: ALL CORNERS OF THE EASEMENT ARE SET ARRINGTON CAPS.

BROOK HIGHLAND 28TH SECTOR
1ST ADDITION CLUB PLACE
MAP BOOK 45, PAGE 28

PMT 1912420

G:\2016 projects\60850-ATT-BROOKHIGHLAND 26TH 1ST ADD\60850.DWG

Barcode
20160516000165630 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
05/16/2016 11:12:38 AM FILED/CERT