


AL117E776650

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STATE OF ALABAMA
COUNTY OF Shelby


20170213000052220 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
02/13/2017 11:31:22 AM FILED/CERT

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 102 N
Birmingham, Alabama 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, 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 Map Book 46 46, page 986 60, 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 7, Township 21 S, Range 4 W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☒ strip) (☐ parcel) of land to place fiber optic cable to power company pole line and to place guy wires and anchors as needed and required to place cable on lot 12 as shown on 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.



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RF-8425
(02-2013)
Manager Managed LLC

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) _____

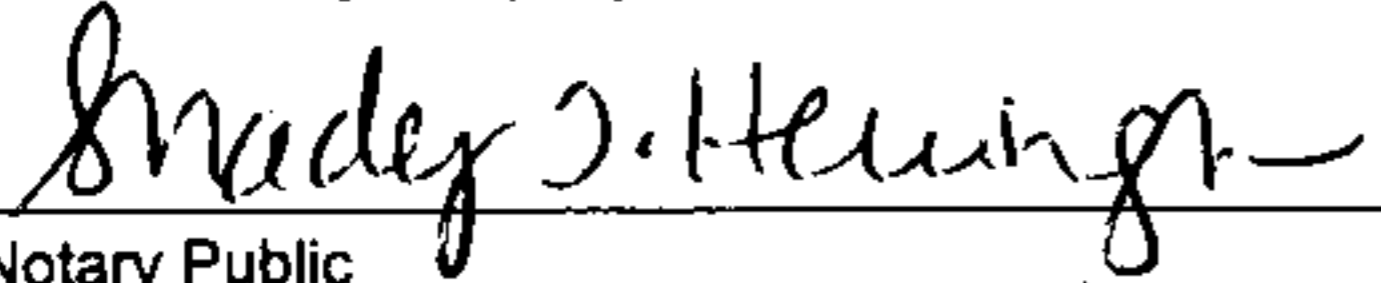
Grantor **Smith Commercial, LLC**
(Print Name and Address) **120 Bishop Circle**
Pelham, Alabama 35124

By: 
Title: **Conner Farmer, Member**

STATE OF Alabama
COUNTY (PARISH) OF Shelby

Personally appeared before me, the undersigned authority in and for the said county (parish) and state, on this 26th day of January, 2017, within my jurisdiction, the within named Conner Farmer, who acknowledged to me that (he) (she) is manager of Smith Commercial, LLC, a Member 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.


Notary Public
(Print Name) Shady T. Herrington

Notary Number _____

My Commission Expires: March 12, 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	

ATTACHMENT A

Map Book 46 Pg. 60

RESURVEY LOTS 8, 9, 10, 12, AND 13 OF
RED OAK FARMS
AS RECORDED IN MAP BOOK 45 PAGE 95 IN THE OFFICE OF THE JUDGE OF
PROBATE IN SHELBY COUNTY, ALABAMA
SITUATED IN SECTION 17 AND SECTION 20, TOWNSHIP 21 SOUTH, RANGE 4 WEST,
SHELBY COUNTY, ALABAMA

FILED IN SHELBY COUNTY, ALABAMA

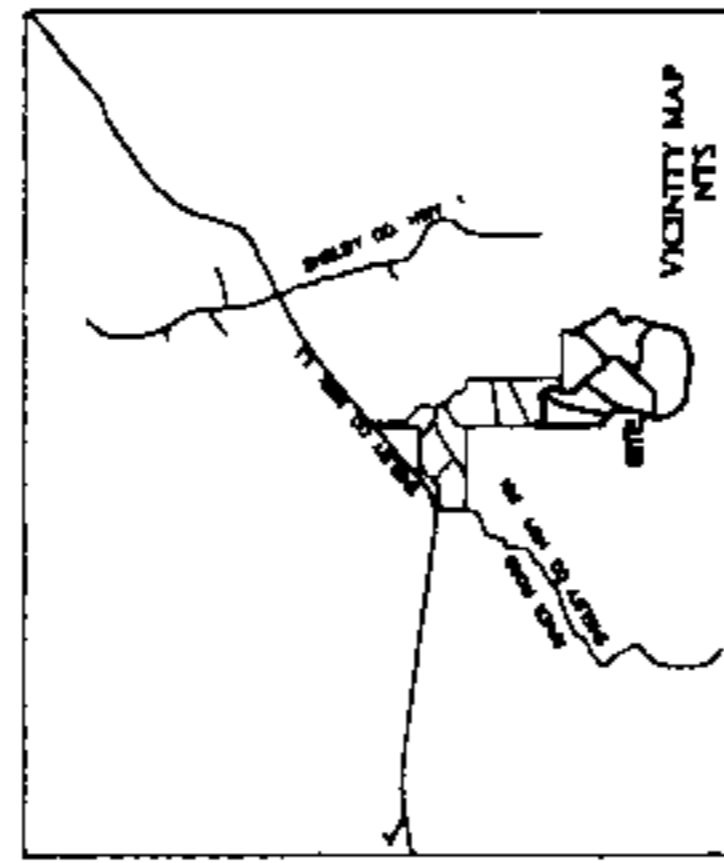


Red Oak Farms
Map 2, Book 46

Red Oak Farms
Map 2, Book 46

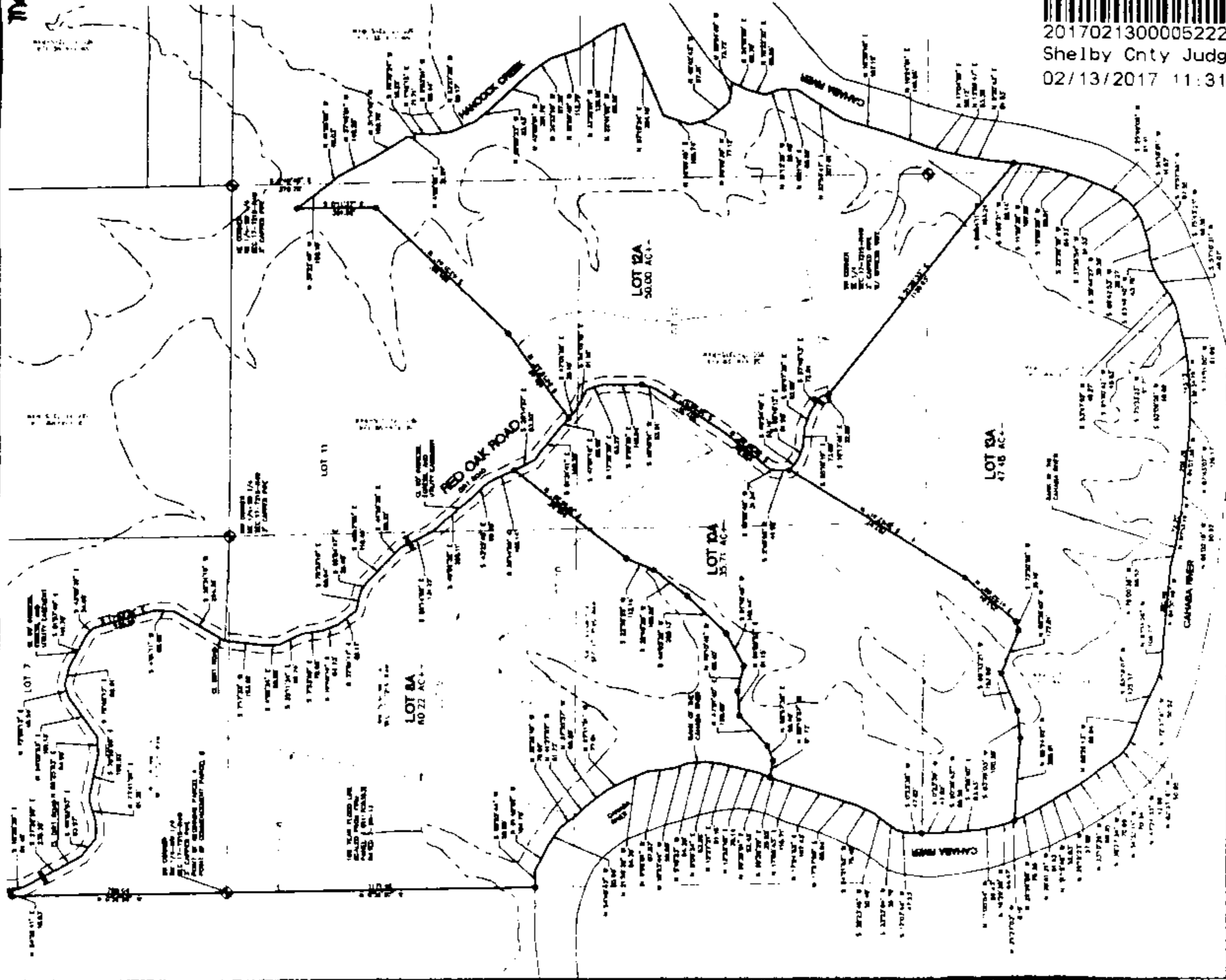


David R. King
Surveyor



SCALE: 1" = 200'

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REVISIONS

FINAL PLAT

120 BISHOP CIRCLE, SUITE 200
PELHAM, AL 35124
TEL: (205) 403-9158
FAX: (205) 403-9175



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