

AL117E776645

\$500 ~

STATE OF ALABAMA
COUNTY OF Shelby


20170213000052260 1/3 \$21.50
Shelby Cnty Judge of Probate AL
02/13/2017 11:31:26 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 45, page 95 B, 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 J 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.

Shelby County, AL 02/13/2017
State of Alabama
Deed Tax: \$.50



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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:

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

_____ , _____ .

Signed, sealed and delivered in the presence of:

Witness

(Print Name) _____

Grantor

(Print Name
and Address)

Tim Taylor

22324 Antebellum Road

McCalla, Alabama 35111

L. S.

Witness

(Print Name) _____

Grantor

(Print Name
and Address)

L. S.

State of Alabama, County of Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of Feburary, 2017, within my jurisdiction, the within named Tim Taylor who acknowledged that he (she) executed the above and foregoing instrument.

Paul Mancill

Notary Public

(Print Name) Paul Mancill

My Commission Expires: April 5, 2019

TO BE COMPLETED BY GRANTEE

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

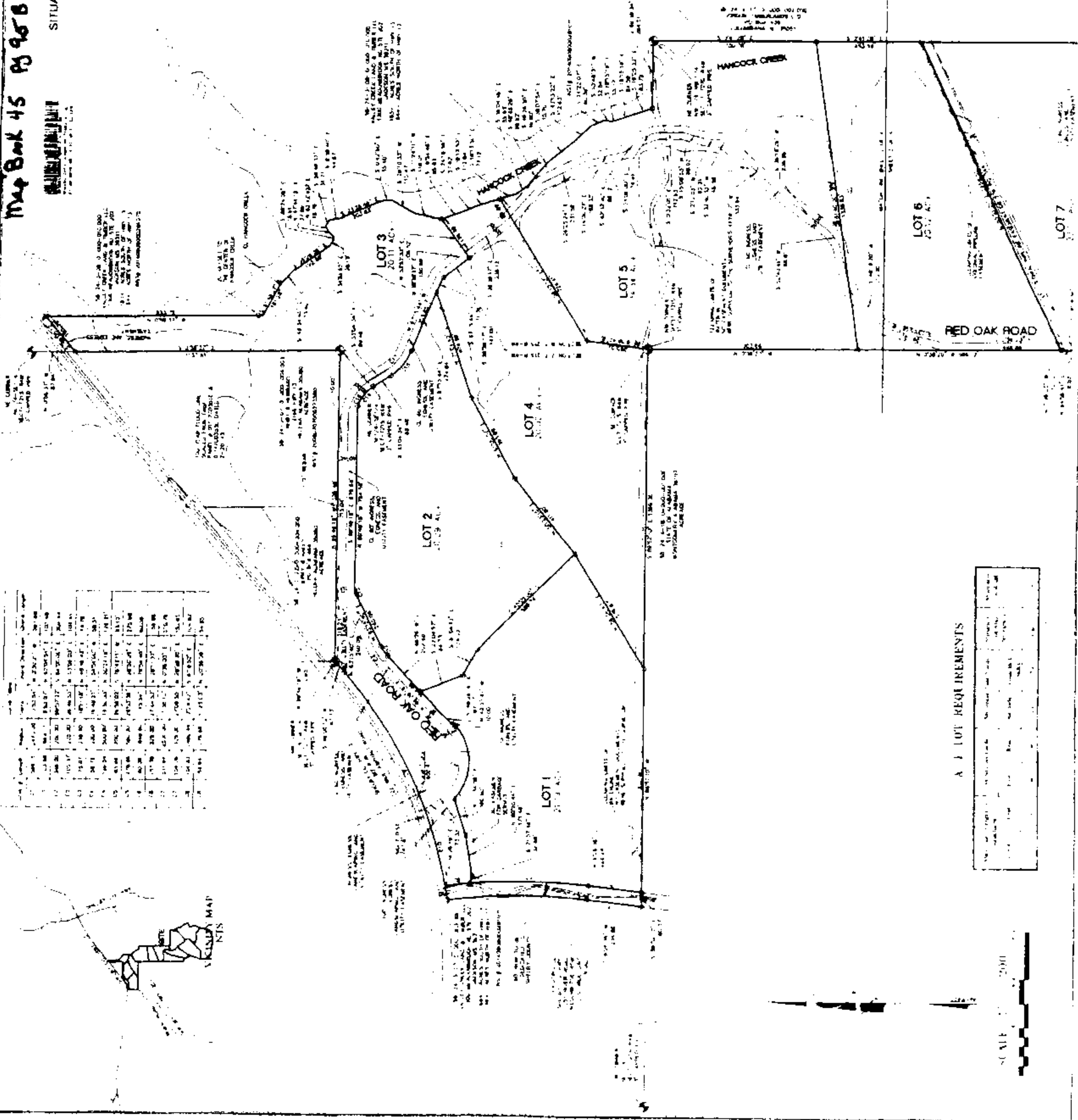
ATTACHMENT A

Map Book 45 pg 95B

RED OAK FARMS

SITUATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA

Lot	Area (Ac.)	Area (Sq. Ft.)	Area (Sq. Yds.)
1	1.00	43,560	10,000
2	1.00	43,560	10,000
3	1.00	43,560	10,000
4	1.00	43,560	10,000
5	1.00	43,560	10,000
6	1.00	43,560	10,000
7	1.00	43,560	10,000
8	1.00	43,560	10,000
9	1.00	43,560	10,000
10	1.00	43,560	10,000
11	1.00	43,560	10,000
12	1.00	43,560	10,000
13	1.00	43,560	10,000
14	1.00	43,560	10,000
15	1.00	43,560	10,000
16	1.00	43,560	10,000
17	1.00	43,560	10,000
18	1.00	43,560	10,000
19	1.00	43,560	10,000
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30	1.00	43,560	10,000
31	1.00	43,560	10,000
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41	1.00	43,560	10,000
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81	1.00	43,560	10,000
82	1.00	43,560	10,000
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93	1.00	43,560	10,000
94	1.00	43,560	10,000
95	1.00	43,560	10,000
96	1.00	43,560	10,000
97	1.00	43,560	10,000
98	1.00	43,560	10,000
99	1.00	43,560	10,000
100	1.00	43,560	10,000



A 1 LOT REQUIREMENTS

SCALE 0 200

20170213000052260 3/3 \$21.50
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EDGE
ENGINEERING DESIGN GROUP, LLC
100 BISHOP CIRCLE, SUITE 100
PHELPS, AL 35124
TEL: (205) 403-9158
FAX: (205) 403-9159

MC OAK FARMS SITUATED IN SECTION 7
& 8, TOWNSHIP 21 SOUTH, RANGE 4
WEST, SHELBY COUNTY, ALABAMA

DATE: 02/13/2017
DRAWN BY: J. B. BISHOP
CHECKED BY: J. B. BISHOP
APPROVED BY: J. B. BISHOP