

STATE OF ALABAMA
COUNTY OF Shelby

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, Alabama 35226

EASEMENT

For and in consideration of five hundred one JR dollars (\$ 500.00 JR 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 45, page 58, 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 23, Township 19 South, Range 2 West, Huntsville Meridian, Selby County, State of Alabama, consisting of a (☒ strip) (☐ parcel) of land approximately 9 feet wide to place buried as shown as Easement 2 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 (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.

Shelby County, AL 08/01/2017
State of Alabama
Deed Tax: \$.50

20170801000276230 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
08/01/2017 12:54:23 PM FILED/CERT

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

Cable will be buried and all surfaces will be restored to as-was condition by the grantee. This easement is for the purpose of placing buried cable exclusively.

Minimum 36" depth. No above ground boxes or below ground. \$500.00 per ft. \$100

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

James C Ray
James C. Ray

L. S.

(Print Name
and Address)

6004 Laurel Grove Circle

Birmingham, Alabama 35242

Witness

(Print Name)

Grantor

L. S.

(Print Name
and Address)

State of Alabama, County of **Shelby**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of July, 2017, within my jurisdiction, the within named JAMES C. RAY who acknowledged that he (she) executed the above and foregoing instrument.

Notary Public

(Print Name)

Paul Mancill
PAUL MANCILL

My Commission Expires:

April 15, 2019

TO BE COMPLETED BY GRANTEE

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

20170801000276230 2/3 \$21.50
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ATTACHMENT A

AT&T EASEMENT LAUREL GROVE CIRCLE

SITUATED IN THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 19
SOUTH, RANGE 2 WEST, SHELBY
COUNTY, ALABAMA

EASEMENT 1
A 10 FOOT AT&T BURIED CABLE EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2, ACCORDING TO THE FIRST ADDITION TO CAHABA VALLEY TRACE, AS RECORDED IN MAP BOOK 46, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 87 DEGREES 42 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 304.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN SOUTH 46 DEGREES 32 MINUTES 21 SECONDS WEST FOR 13.96 FEET; THENCE RUN NORTH 87 DEGREES 42 MINUTES 44 SECONDS WEST FOR 294.77 FEET; THENCE RUN NORTH 02 DEGREES 17 MINUTES 16 SECONDS EAST FOR 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 2996.39 SQ. FT. OR 0.07 ACRES MORE OR LESS.

EASEMENT 2

A 10 FOOT AT&T BURIED CABLE EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, ACCORDING TO THE SURVEY OF LAUREL GROVE SUBDIVISION, AS RECORDED IN MAP BOOK 45, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THENCE RUN SOUTH 87 DEGREES 42 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 FOR 7.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LAUREL GROVE CIRCLE AND TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 17 MINUTES 42 SECONDS WEST, AND A CHORD LENGTH OF 11.67 FEET; THENCE RUN ALONG SAID WEST, AND A CHORD RIGHT OF WAY FOR 11.67 FEET; THENCE RUN NORTH 87 DEGREES 42 MINUTES 44 SECONDS WEST FOR 11.01 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE RUN NORTH 46 DEGREES 32 MINUTES 21 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 1 FOR 13.96 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 90.80 SQ. FT. OR 0.00 ACRES MORE OR LESS.

LINE CHART

LINE NUMBER	DISTANCE	BEARING
L1	7.28'	S 87°42'44" E
L2	11.01'	N 87°42'44" W
L3	13.96'	N 46°32'21" E

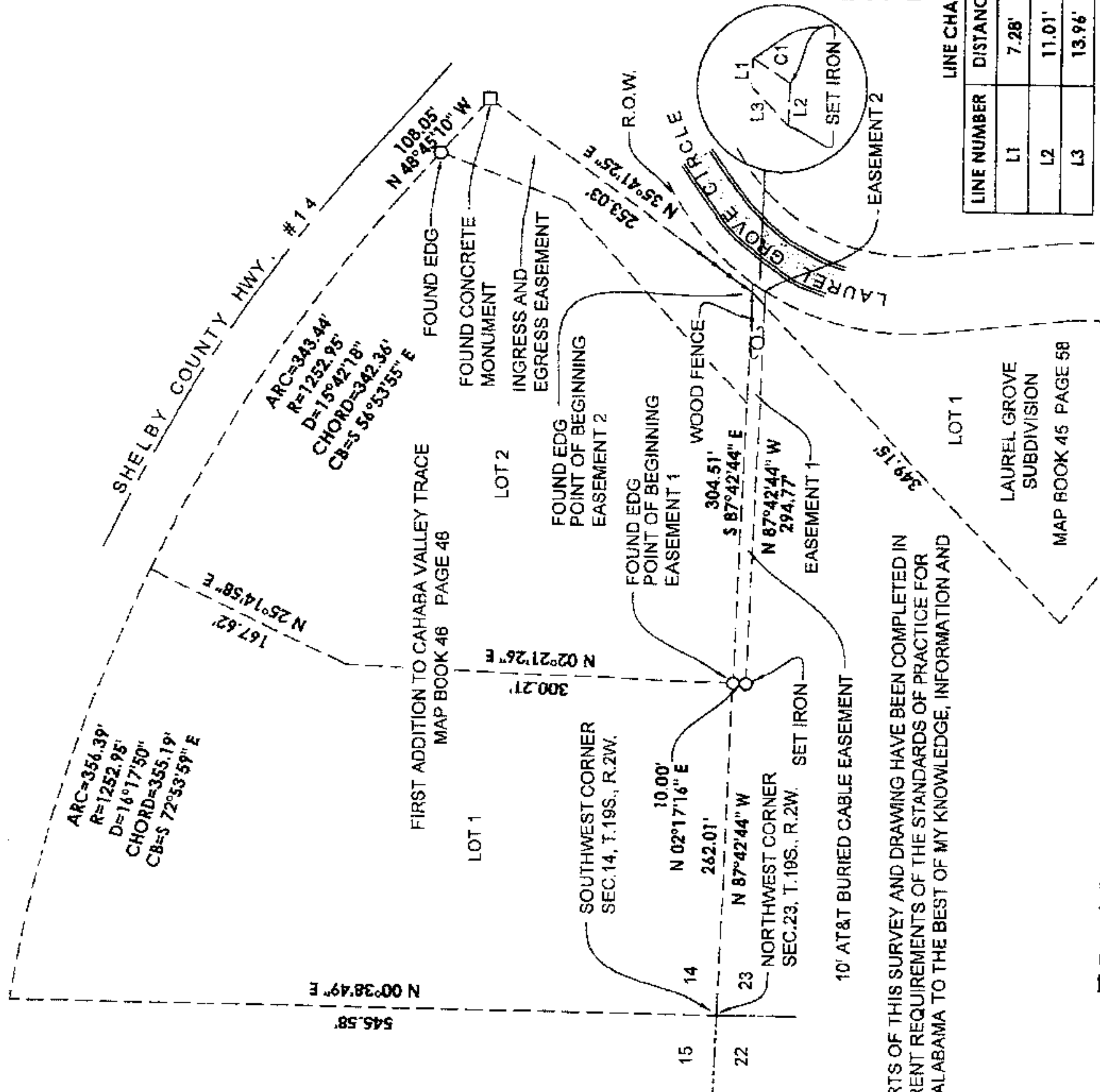
Drawing Date: 7-20-2017 By: JDA
Date of Survey: 7-13-2017 Party Chief: JJ
Order No. 65570
For: AT&T PMT 2018078



ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9385
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham, AL 35244

G:\2017 PROJECTS\65570-- ATT LAUREL GROVE\DWG\65570.dwg



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 D. ARRINGTON
ALABAMA NO. 18664

DATE: 7.20.17

CURVE CHART

CURVE NUMBER	ARC	RADIUS	DELTA
C1	11.67'	210.00'	3°11'01"

Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)



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