

Shelby County, AL 04/23/2018
State of Alabama
Deed Tax: \$.50

20180423000134900 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
04/23/2018 11:34:38 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

8416-C-AL
(01-2013)

Preparer's name and address:

Paul Mancill
2137 Rockland Drive
Hoover, AL 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 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 MB 48, page 72, 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 4, Township 20 S, Range 3 W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 10 feet by 10 feet located in common area CA-4A on Nunnally Pass in the Lake Wilborne subdivision 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.

SPECIAL STIPULATIONS OR COMMENTS:

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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:

Signature Homes

Name of Company/Corporation

Witness

(Print Name)

(Address)

3545 Market Street

Hoover, Alabama 35226

Witness

(Print Name)

By:

Title: Scott Rohrer, VP

Attest:

State of Alabama, County of Jefferson

I, Linda S Mayo, Notary Public in and for said County in Alabama, hereby certify that Scott Rohrer

whose name as Vice President of the

Signature Homes

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 17th day of April, 2018.

Notary Public

My Commission Expires: 04-18-2020

(Print Name)

Linda S Mayo

LINDA S MAYO
Notary Public, Alabama State At Large
My Commission Expires April 18, 2020

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plat Number	RWD
Approval		Title	



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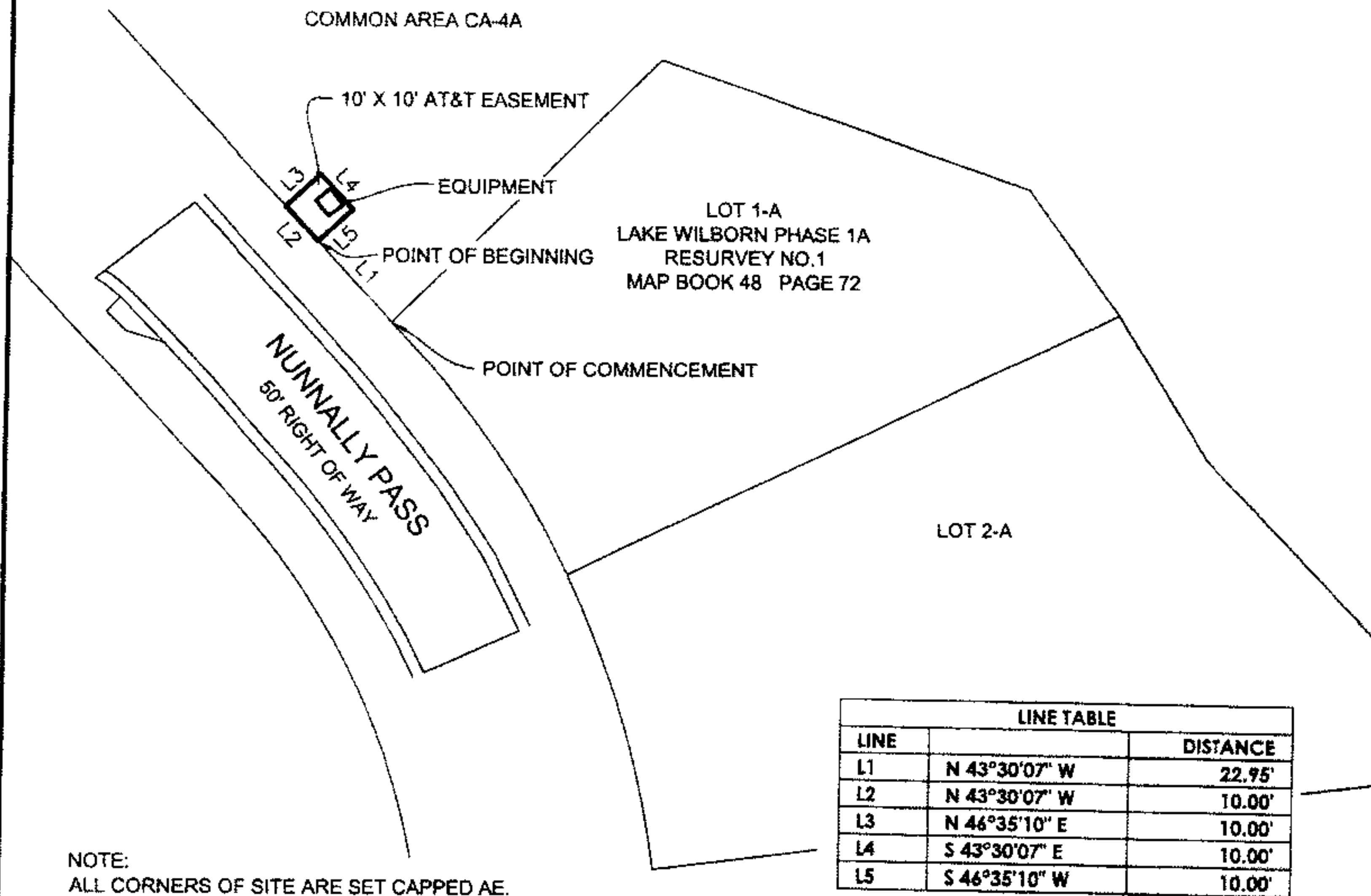


SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

AT&T EASEMENT SURVEY NUNNALLY PASS

SITUATED IN SECTION 4, TOWNSHIP 20 SOUTH,
RANGE 3 WEST, CITY OF HOOVER, SHELBY
COUNTY, ALABAMA



LINE TABLE		
LINE		DISTANCE
L1	N 43°30'07" W	22.95'
L2	N 43°30'07" W	10.00'
L3	N 46°35'10" E	10.00'
L4	S 43°30'07" E	10.00'
L5	S 46°35'10" W	10.00'

NOTE:
ALL CORNERS OF SITE ARE SET CAPPED AE.

DESCRIPTION:

A 10 FOOT BY 10 FOOT AT&T EASEMENT BEING DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE MOST WESTERLY CORNER OF LOT 1-A, ACCORDING TO THE SURVEY OF LAKE WILBORN PHASE 1A, RESURVEY NO.1, AS RECORDED IN MAP BOOK 48, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF NUNNALLY PASS; THENCE RUN N 43°30'07" W ALONG SAID ROAD RIGHT OF WAY FOR 22.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 43°30'07" W FOR 10.00 FEET; THENCE RUN N 46°35'10" E FOR 10.00 FEET; THENCE RUN S 43°30'07" E FOR 10.00 FEET; THENCE RUN S 46°35'10" W FOR 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 100 SQ. FT.

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
JEFF D. ARRINGTON
ALABAMA NO. 18664

DATE: 3-29-2018

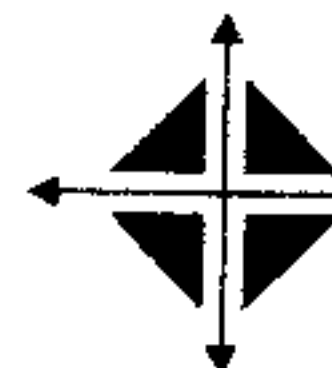


NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
2. ALL BEARING AND/OR ANGLE, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); MEASURED=(M); RECORD MAP/PLAT=(P).
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
5. BEARING REFERENCE IS BASED ON RECORDED PLAT AND SOURCE OF INFORMATION IS RECORDED PLAT AND FIELD EVIDENCE.
6. TYPE OF SURVEY: EASEMENT SURVEY



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ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

Drawing Date: 3-29-2018 By: JDA
Date of Survey: 3-27-2018 Party Chief: JJ
Order No. 67271-A
For: AT&T CFAS# A0131QT

Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244