

5-00-02

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, 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 MB 48, page 83-A, 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 5, Township 20 S, Range 3 W, Huntsville Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land 10 foot by 10 foot plus a strip to the ROW 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 06/28/2018
State of Alabama
Deed Tax: \$.50


20180628000230300 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/28/2018 09:31:43 AM FILED/CERT

SPECIAL STIPULATIONS OR COMMENTS:

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

8416-C-AL
(01-2013)
Page 2

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) <u>Joe Etheridge</u> Witness (Print Name) <u>GARY JONES</u>	Blackridge Partners, LLC Name of Company/Corporation (Address) 3545 Market St Hoover, AL, 35226 By: _____ Title: Scott Rohrer, Vice President Attest: _____
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State of Alabama, County of JEFFERSON

I, GARY JONES, Notary Public in and for said County in Alabama, hereby certify that _____ whose name as _____

is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day of _____, 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 26 day of JUNE, 2018.

Notary Public
(Print Name) GARY JONES

My Commission Expires: 4-5-2020

GARY JONES
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 05, 2020

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

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

20180628000230300 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/28/2018 09:31:43 AM FILED/CERT

ATTACHMENT A

RWID: AL117E779959



ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (205) 965-3315
Fax: (205) 965-9385
2022 Valleydale Road
Birmingham, AL 35244

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 CORRS NETWORK AS CONTROL.

AT&T EASEMENT SURVEY BLACKBRIDGE HOOVER ALABAMA

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 40'

DESCRIPTION: AT&T SITE EASEMENT

A 10 FOOT BY 10 FOOT SITE EASEMENT, SITUATED IN THE SE 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHERLY POINT OF LOT 1095, ACCORDING TO THE SURVEY OF BLACKBRIDGE PHASE 1A, AS RECORDED IN MAP BOOK 48, PAGE 83A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BLACKBRIDGE ROAD, (A 50 FOOT PRIVATE ROAD RIGHT OF WAY); THENCE RUN N55°19'16"W ALONG SAID ROAD RIGHT OF WAY FOR 213.34 FEET; THENCE RUN N34°40'44"E FOR 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BLACKBRIDGE ROAD; SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N78°26'10"W, A CHORD OF 157.03 FEET; THENCE RUN ALONG SAID CURVE AND SAID ROAD RIGHT OF WAY FOR 161.37 FEET; THENCE RUN N11°33'05"W FOR 8.23 FEET; THENCE RUN S80°49'03"W FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N09°10'57"W FOR 10.00 FEET; THENCE RUN N80°49'03"E FOR 10.00 FEET; THENCE RUN S09°10'57"E FOR 10.00 FEET; THENCE RUN S80°49'03"W FOR 10.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: AT&T ACCESS AND UTILITY EASEMENT

A 5 FOOT WIDE ACCESS AND UTILITY EASEMENT, SAID EASEMENT BEING 2.5 FEET WIDE ON BOTH SIDES OF THE CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHERLY POINT OF LOT 1095, ACCORDING TO THE SURVEY OF BLACKBRIDGE PHASE 1A, AS RECORDED IN MAP BOOK 48, PAGE 83A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BLACKBRIDGE ROAD, (A 50 FOOT PRIVATE ROAD RIGHT OF WAY); THENCE RUN N55°19'16"W ALONG SAID ROAD RIGHT OF WAY FOR 213.34 FEET; THENCE RUN N34°40'44"E FOR 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BLACKBRIDGE ROAD; SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N78°26'10"W, A CHORD OF 157.03 FEET; THENCE RUN ALONG SAID CURVE AND SAID ROAD RIGHT OF WAY FOR 161.37 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN N11°33'05"W FOR 8.23 FEET AND THE END POINT OF SAID EASEMENT CENTERLINE. BOTH SIDES OF SAID EASEMENT TO EXTEND OR SUBTEND FROM THE NORTH SIDE OF BLACKBRIDGE ROAD RIGHT OF WAY.

L=161.37'
R=200.00'
Δ=46°13'50"
CHORD=157.03'
CB=N 78°26'10" W

10' X 10' AT&T SITE EASEMENT
ALL CORNERS ARE CAPPED AE

POINT OF BEGINNING SITE

5' WIDE ACCESS AND
UTILITY EASEMENT

POINT OF BEGINNING
ACCESS AND UTILITY
EASEMENT

BLACKBRIDGE ROAD
50' PRIVATE ROAD R.O.W.

FOUND IRON

LINE	BEARING	DISTANCE
L1	N 11°33'05"W	8.23'
L2	N 09°10'57"W	10.00'
L3	N 80°49'03"E	10.00'
L4	S 09°10'57"E	10.00'
L5	S 80°49'03"W	10.00'

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: 6/12/18



POINT OF COMMENCEMENT
MOST NORTHERLY POINT OF LOT
1095

102.85'
N 74°32'50" E

BLACKBRIDGE LAKE

FOUND IRON

LOT 1095

Drawing Date: 6-12-2018 By: JDA
Date of Survey: 6-9-2018 Party Chief: JDD
Order No. 68819
FAC: AT&T A01701F