

20200318000107820 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/18/2020 03:20:47 PM FILED/CERT

400.00

STATE OF ALABAMA
COUNTY OF SHELBY

8416-C-AL
(06-2019)

Preparees name and address:

Morris L. McCarra
12280 Schamberville Lane
Collinsville, MS 39325
601.479.9691

Grantee's Address: BellSouth Telecommunications,
LLC, d/b/a AT&T Alabama
3196 Highway 280 East
Room 102 N
Birmingham, Alabama 35243

EASEMENT

For and in consideration of Ten & no/100 dollars (\$ 10.00) 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, faculties, 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 Inst. # 20170613000209300, page N/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 4, Township 20 South, Range 3 West, St. Stephens Meridian, Shelby Country, State of Alabama, consisting of a (☐ strip) (☒ parcel) of land as shown on Exhibit "A" (Survey) attached and 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, antennas, or communications equipment 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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SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:
Easement granted for service in area.

In witness whereof, the undersigned has/have caused this instrument to be executed on the _____ day of
March, 2020

Signed, sealed and delivered in the presence of:

S B DEV CORP, an Alabama Corporation
Name of Company/Corporation

Witness
(Print Name) _____

(Address) 3545 Market Street
Hoover, AL 35226
205.445.3992

Witness
(Print Name) Joe Etheridge

By: [Signature]
Title: VP

Index: CA-11, Fleming Farms-Phase 2, SW 1/4 of 4-20S-3W

Attest: _____

State of Alabama, County of JEFFERSON

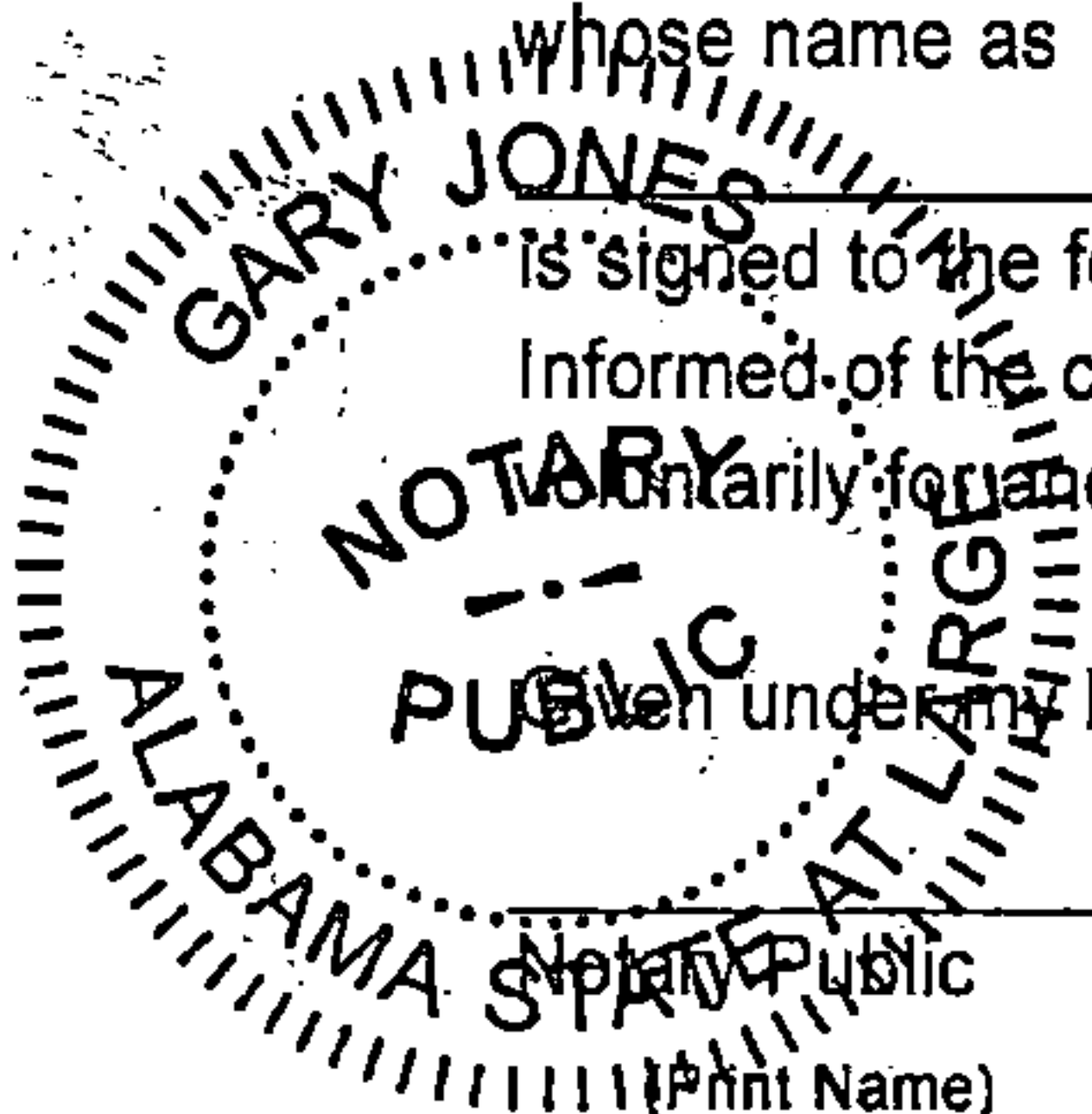
I, GARY JONES, Notary Public in and for said County in Alabama, hereby

certify that SCOTT RUTHER
whose name as VP of the
S B Dev Corp., a company/corporation,

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 2 day of MARCH 2020

My Commission Expires: MY COMMISSION EXPIRES
APRIL 05, 2020



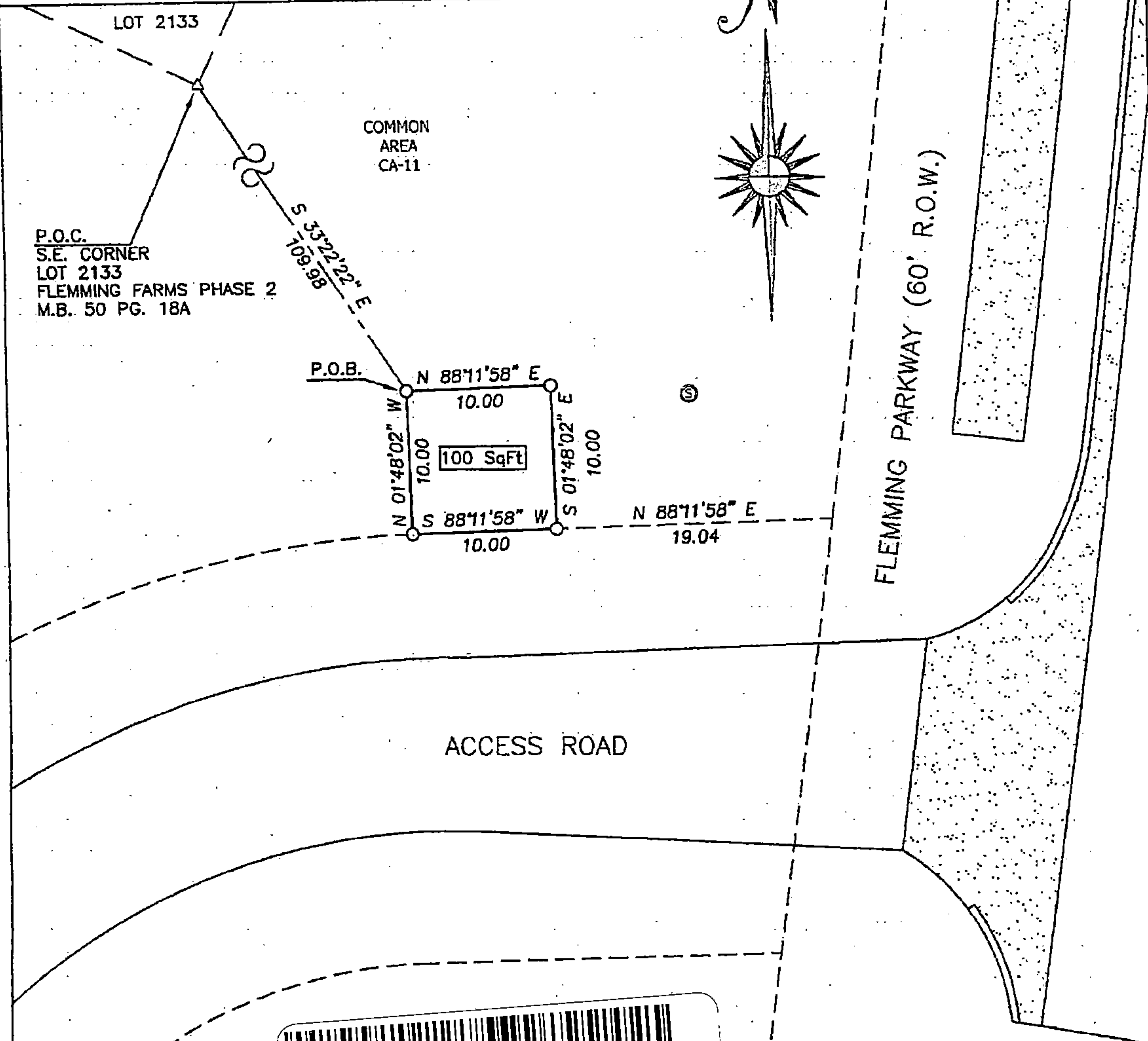
GARY JONES
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 05, 2020

TO BE COMPLETED BY BELL SOUTH TELECOMMUNICATIONS, LLC.

District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plot Number	RWID
Approval	Title		
Parcel # _____			

EXHIBIT "A"

A SURVEY OF PART OF COMMON AREA CA-11
FLEMMING FARMS PHASE 2
RECORDED IN MAP BOOK 50 PAGE 18A
SHELBY COUNTY, ALABAMA
PART OF THE SW 1/4, SECTION 4, T20S, R3W



P.O.C.
S.E. CORNER
LOT 2133
FLEMMING FARMS PHASE 2
M.B. 50 PG. 18A

P.O.B. N 88°11'58" E 10.00
S 33°22'22" E 109.98
N 88°11'58" E 19.04
S 88°11'58" W 10.00
S 01°48'02" W 10.00
S 01°48'02" E 10.00
100 SqFt

FLEMMING PARKWAY (60' R.O.W.)

ACCESS ROAD

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STATE OF ALABAMA
SHELBY COUNTY

SEE ATTACHED DESCRIPTION

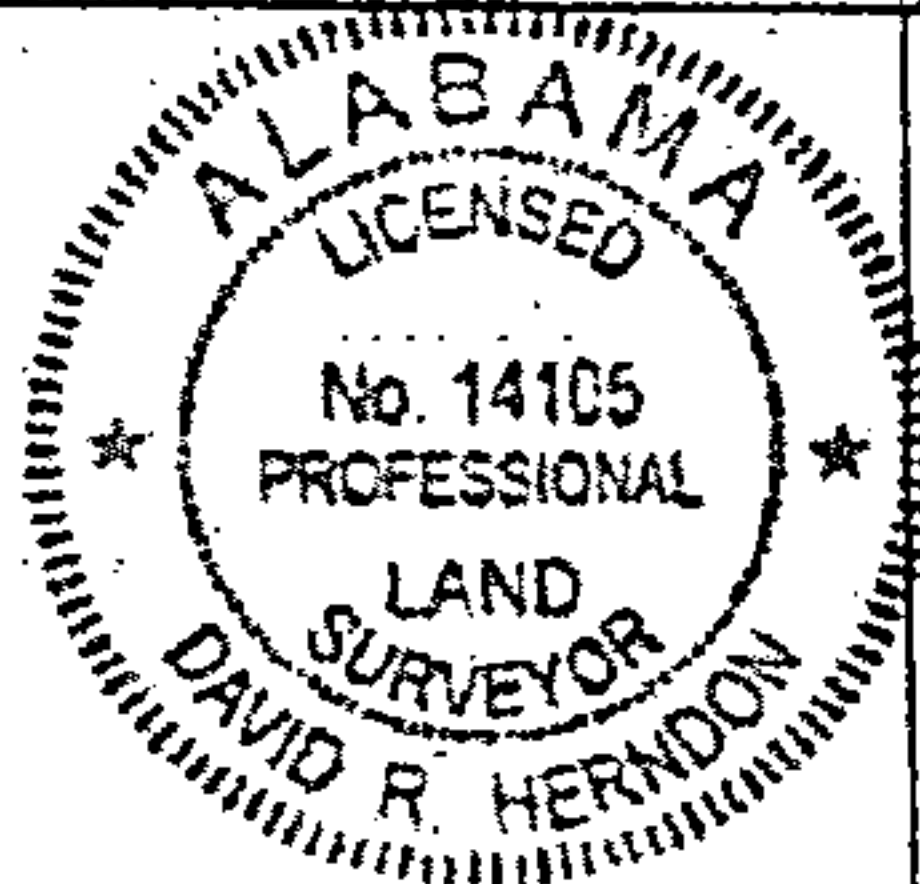
I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 24th day of Feb 2020.

David R. Herndon, P.L.S.
Alabama License No. 14105

LEGEND

- △ CALCULATED POINT-NOT MONUMENTED
- 1/2" REBAR and CAP SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- Ⓢ STORM DRAIN MANHOLE
- CONCRETE SURFACE



HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003 - Fax (205) 333-0178
mike@hhasurveyors.com

Drawn By JCP	Field Work 2/24/20
Scale 1"=10'	Surveyed By KN
Date 2/24/20	Appd. By DRH
Survey Type EASEMENT	Source of Information PLAT
Job No. 2001-035	Drawing No. 2001-035

STATE OF ALABAMA
SHELBY COUNTY

Part of the Common Area CA-11, Flemming Farms Phase 2, as recorded in the Probate Office of Shelby County, Alabama in Map Book 50, at Page 18A, also being in Part of the Southwest Quarter of Section 4, Township 20 South, Range 3 West, and being more particularly described as follows:

Commence at a calculated point on the southeast corner of Lot 2133, Flemming Farms Phase 2, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 50, at Page 18A; thence run South 33 degrees, 22 minutes, 22 seconds East, 109.98 feet to a ½ inch capped rebar set, said point being the Point of Beginning; thence run North 88 degrees, 11 minutes, 58 seconds East, 10.00 feet to a ½ inch capped rebar set; thence run South 01 degrees, 48 minutes, 02 seconds East, 10.00 feet to a ½ inch capped rebar set on the north right of way of an access road; thence run South 88 degrees, 11 minutes, 58 seconds West, along said right of way 10.00 feet to a ½ inch capped rebar set; thence run North 01 degrees, 48 minutes, 02 seconds West, 10.00 feet to the Point of Beginning.

Said Parcel containing 100 square feet.

