

Prepared By and Upon Recording Return to:

(Above 3" Space for Recorder's Use Only)

Vertical Bridge 500, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg, Esq.

Site Name: Shelby

Site Number: US-AL-5216

Commitment #: 34670836

Purchase Price **MEMORANDUM OF EASEMENT AGREEMENT**
\$40,000.00

This Memorandum of Easement Agreement ("Memorandum") evidences an Option and Easement Agreement (the "Easement Agreement") dated the 10th day of June, 2021 that was recorded on 6/24, 2021 in the Official Records, 20210624000303470 Shelby County, by and between **Stancil Handley**, a single man ("Grantor"), whose address is P.O. Box 828, Columbiana, Alabama 35051, and **Vertical Bridge 500, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("Grantee").

Grantor is the fee owner of the Burdened Property more particularly described in **Exhibit 1**, attached hereto and incorporated herein. Grantee has exercised the Option set forth in the Easement Agreement whereby Grantee accepted from Grantor the Benefitted Property as shown on **Exhibit 2**, attached hereto and incorporated herein.

Any term not defined herein shall have the meaning ascribed to it in the Easement Agreement.

Grantor hereby ratifies, restates and confirms the Easement Agreement. The Commencement Date of the Easement Agreement is April 1, 2022.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK,
SIGNATURES BEGIN ON NEXT PAGE**

RECEIVED JUL 12 2022

(Grantor Signature Page to Memorandum of Easement Agreement)

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Easement Agreement as of the date first written above.

Witnesses:

Grantor:

Carl Orso
Name: Carl Orso

Teresa W. Ray
Name: Teresa Ray

Stancil Handley
Stancil Handley

STATE OF Alabama

COUNTY OF Shelby

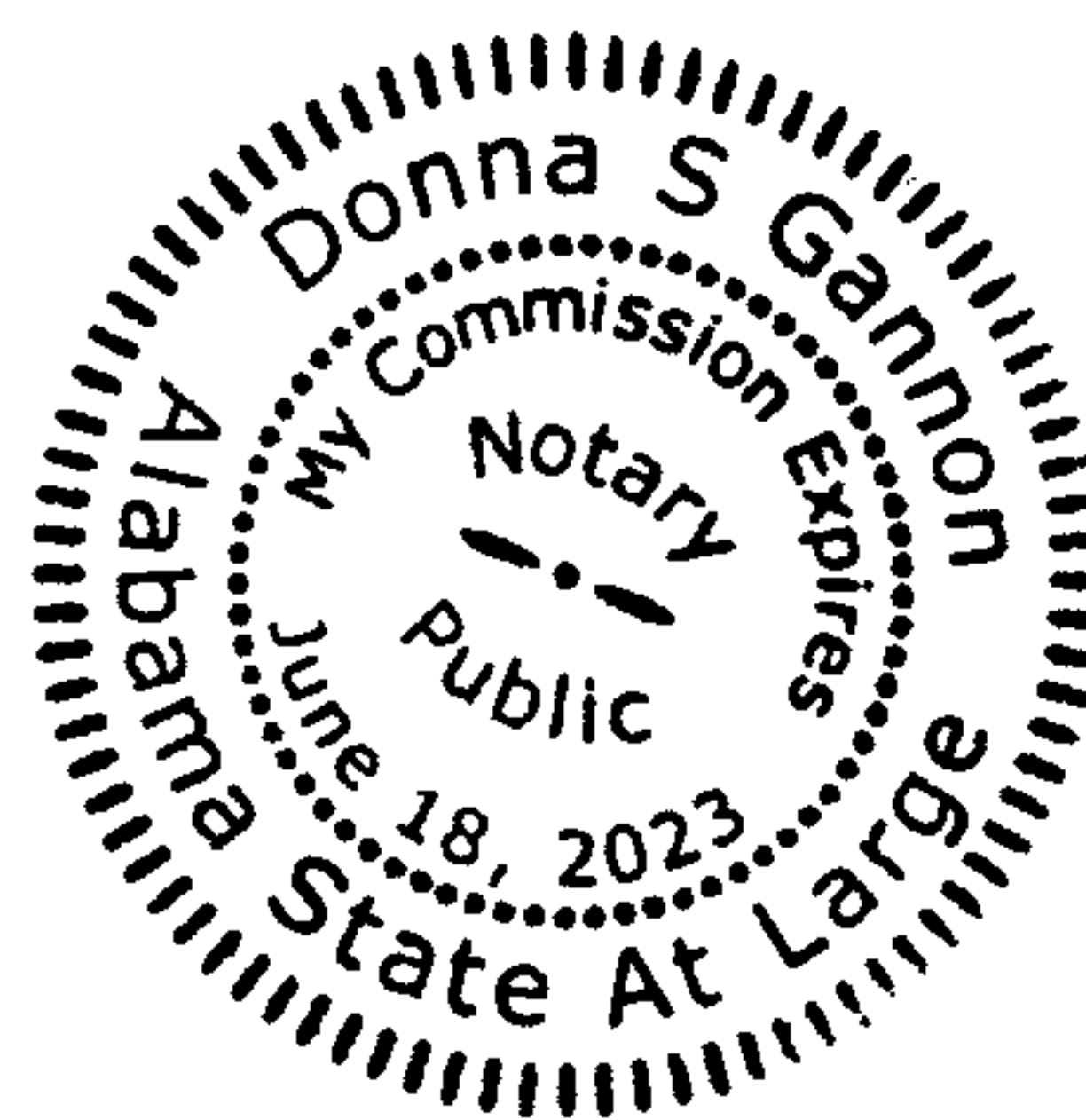
I, a Notary Public, hereby certify that Stancil Handley whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of May, 2021.

Donna S. Gannon
Notary Public

Print Name: Donna S. Gannon

My Commission Expires: June 18, 2023



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(Grantee Signature Page to Memorandum of Easement Agreement)

Witnesses:

Raul Garcia
Name: Raul Garcia
Jael Negron
Name: Jael Negron

Grantee:

Vertical Bridge 500, LLC
a Delaware limited liability company

By: Ariel Rubin
Name: Ariel Rubin
Title: VP of Tower Development
Date: 6-10-2021

LEGAL DS
TC

STATE OF FLORIDA

COUNTY OF PALM BEACH

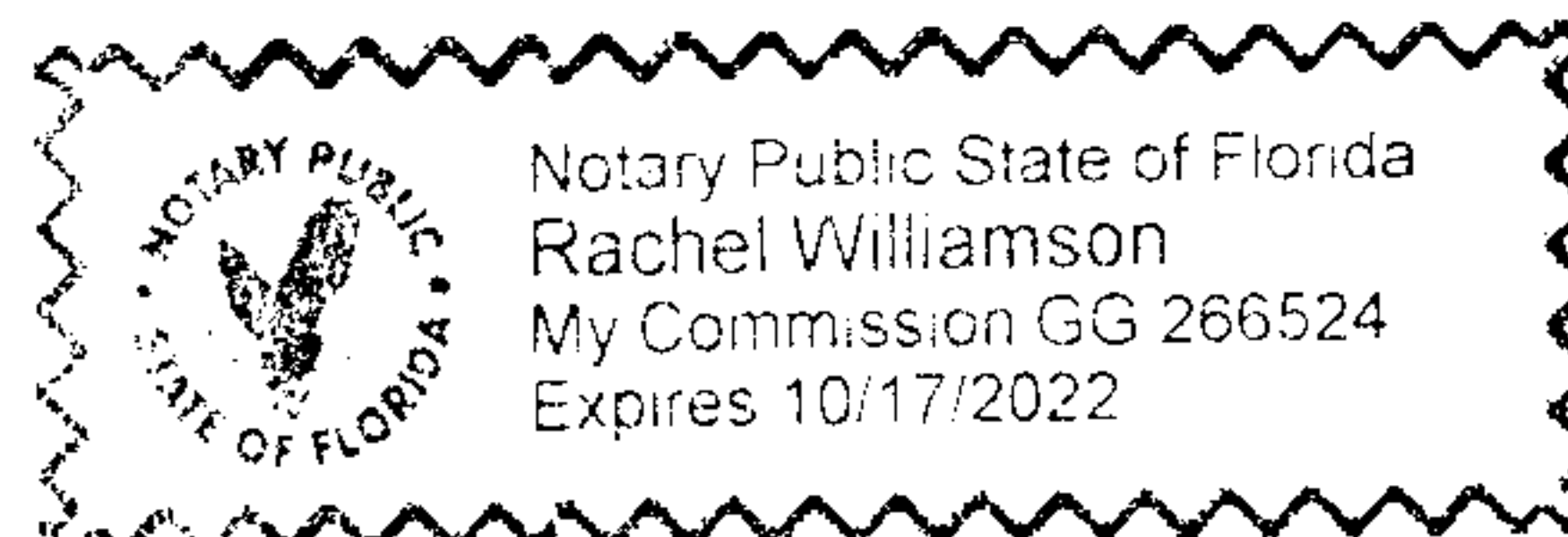
I, a Notary Public, in and for said County in said State, hereby certify that Ariel Rubin
(name of signatory) whose name as VP of Tower Develop. (title of signatory) of
Vertical Bridge 500, LLC, a Delaware limited liability company, is signed to the foregoing instrument or
conveyance and who is known 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.

Given under my hand this the 10th day of June, 2021.

Rachel Williamson
Notary Public

Print Name: Rachel Williamson

My Commission Expires: Oct. 17, 2022



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EXHIBIT I**LEGAL DESCRIPTION OF BURDENED PROPERTY**

(may be replaced by Grantee with legal descriptions from final survey and/or title)

A parcel of land in the West Half of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade, found, at the Southwest corner of said Section 26; thence North 00 degrees 11 minutes 07 seconds East, along the West line of said Section, a distance of 1225.99 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502", on the Northwest right of way of State Highway No. 25, at the point of beginning; thence North 00 degrees 11 minutes 07 seconds East, along the West line of said Section 26, a distance of 1457.25 feet to a 3-inch concrete monument found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 26; thence North 89 degrees 01 minutes 43 seconds East, along the North line of said Northwest Quarter of the Southwest Quarter of said Section 26, a distance of 1321.61 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; thence North 00 degrees 05 minutes 41 seconds East along the West line of the Southeast Quarter of the Northwest Quarter of said Section 26, a distance of 735.48 feet to the center of Town Creek; thence along the center of Town Creek; North 79 degrees 35 minutes 47 seconds East, a distance of 76.04 feet; North 86 degrees 51 minutes 46 seconds East, a distance of 94.36 feet; North 83 degrees 08 minutes 32 seconds East, a distance of 283.18 feet; North 87 degrees 41 minutes 26 seconds East, a distance of 80.24 feet; North 88 degrees 52 minutes 28 seconds East, a distance of 118.32 feet to the West right of way of State Highway No. 25; thence along a curve, to the right, in said right of way, having a radius of 3648.66 feet and a chord bearing of South 37 degrees 53 minutes 04 seconds West, an arc length of 1524.37 feet; thence South 49 degrees 51 minutes 11 seconds West, a distance of 1158.02 feet to the point of beginning.

AND BEING the same property conveyed to Stancil Handley and Somsup Ann Handley from Mary Angela Hughes by Warranty Deed dated April 7, 2017 and recorded April 13, 2017 in Instrument No. 20170413000126130; AND FURTHER CONVEYED to Stancil Handley and Somsup Ann Handley from Kenneth E. Skelton by Warranty Deed dated April 11, 2017 and recorded April 13, 2017 in Instrument No. 20170413000126140; AND FURTHER CONVEYED to Stancil Handley and Somsup Ann Handley from Betty J. Skelton, Betty J. Skelton, as Personal Representative of the Estate of B.L. Skelton, Case # 10-107, Probate Office of Marshal County, Alabama and Betty J. Skelton, as Trustee of Skelton Living Trust, dated March 17, 2000 by Warranty Deed dated April 5, 2017 and recorded April 13, 2017 in Instrument No. 20170413000126150; AND FURTHER CONVEYED to Stancil Handley from Somsup Ann Handley by Quitclaim Deed dated May 6, 2021 and recorded May 7, 2021 in Instrument No. 20210507000229400.

Tax Parcel No. 21-7-26-3-001-001.000

EXHIBIT 2

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

(may be replaced by Grantee with legal descriptions from final survey and/or title)

75' X 75' TOWER EASEMENT PREMISES

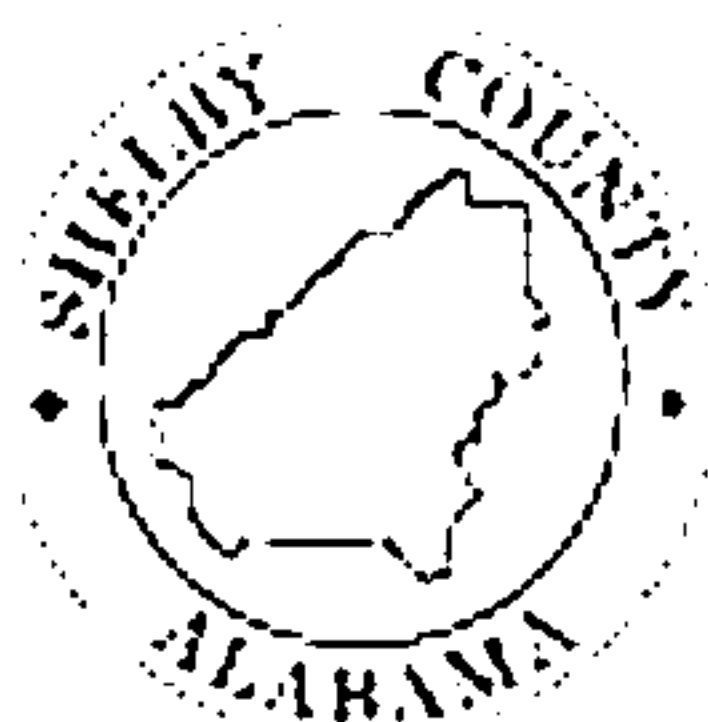
A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, COUNTY OF SHELBY, STATE OF ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAPPED IRON ROD AT THE APPARENT SOUTHWEST CORNER OF PARCEL A OF THE PARENT TRACT, SAID CAPPED IRON ROD BEING AT THE INTERSECTION OF THE APPARENT WEST LINE OF SAID SECTION 26 AND THE APPARENT NORTHWESTERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY No. 25; THENCE N42°40'47"E A DISTANCE OF 2886.71 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVEMENT OF SAID ALABAMA HIGHWAY No. 25; THENCE N65°02'22"W A DISTANCE OF 67.56 FEET TO A 60d NAIL SET; THENCE S83°16'08"W A DISTANCE OF 447.63 FEET TO A 60d NAIL SET; THENCE S00°05'41"W A DISTANCE OF 37.50 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF BEGINNING; THENCE N89°54'19"W A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N00°05'41"E A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S89°54'19"E A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S00°05'41"W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.129 ACRE (5,625 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

30' ACCESS & UTILITY EASEMENT PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, COUNTY OF SHELBY, STATE OF ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAPPED IRON ROD AT THE APPARENT SOUTHWEST CORNER PARCEL A OF THE PARENT TRACT, SAID CAPPED IRON ROD BEING AT THE INTERSECTION OF THE APPARENT WEST LINE OF SAID SECTION 26 AND THE APPARENT NORTHWESTERN RIGHT OF WAY LINE OF ALABAMA HIGHWAY No. 25; THENCE N42°40'47"E A DISTANCE OF 2886.71 FEET TO A MAG NAIL SET ON THE WESTERN EDGE OF PAVEMENT OF SAID ALABAMA HIGHWAY No. 25 AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE 30' ACCESS AND UTILITY EASEMENT PREMISES; THENCE N65°02'22"W A DISTANCE OF 67.56 FEET TO A 60d NAIL SET; THENCE S83°16'08"W A DISTANCE OF 447.63 FEET TO A 60d NAIL SET ON THE EASTERN LINE OF THE 75' X 75' TOWER EASEMENT PREMISES AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE 30' ACCESS AND UTILITY EASEMENT PREMISES, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk **5**
Shelby County, AL
07/20/2022 03:23:07 PM
\$35.00 BRITTANI
20220720000286080

Allen S. Bayl