

20220825000333180 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/25/2022 12:21:26 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

8416-I AL
(06-2019)

Preparer's name and address:

Stoney Goodman

106 West Mississippi Ave. 2nd Floor
Ruston, LA 71270

Grantee's Address:

BellSouth Telecommunications, LLC, d/b/a AT&T Alabama

2155 Old Shell Road
Mobile, AL 36607

Jonathan Blankinchip, Manager

EASEMENT

For and in consideration of Ten & 00/100 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, 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 Ins # 20120723000261860, page Lot 2B, 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 11 2, Township 22 South, Range 2 West, Meridian, SHELBY County, State of Alabama, consisting of a (☒ strip) (☐ parcel) of land as indicated on both attached exhibit "A" hereof made apart 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 (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.



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8416-I-AL
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Page 2

SPECIAL STIPULATIONS OR COMMENTS:

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

AT&T cables buried in a 5 foot wide easement west side of Meadow Lake Farms, Calera, AL.

Lot 2B, according to the McMillan Resurvey, as recorded in Map Book 37, page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 15th day of August, 2022.

Signed, sealed and delivered in the presence of:

Witness

(Print Name) Michael Bird

L. S.

Grantor Shane W. McMillan

(Print Name and Address) 516 Meadow Lake Farms

Calera, AL 35040

205-229-7899

Witness

(Print Name) _____

Grantor

L. S.

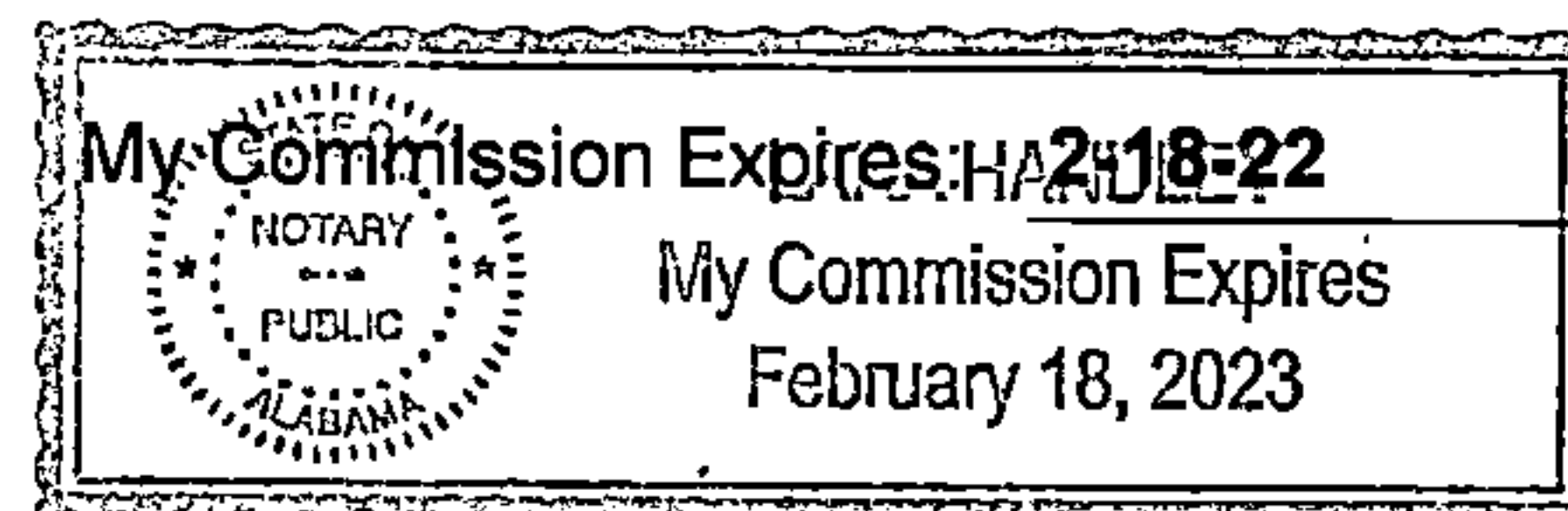
(Print Name and Address) _____

State of Alabama, County of Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of August, 2022, within my jurisdiction, the within named Shane W. McMillan who acknowledged that he (she) executed the above and foregoing instrument.

Notary Public

(Print Name) Lara Handley



TO BE COMPLETED BY GRANTEE

District AL	FRC 85C	Wire Center/NXX CALRALMA/205668	Authority A025Z31
Drawing 10, 13-19	Area Number 11621	Plat Number 8.220032.13 PLT 003	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.012 Lot 2B	Approval		Title



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SHELBY COUNTY, ALABAMA
SECTION 2, T22S-R2W
LOT 2-B OF A RESURVEY OF TRACT
2, MEADOW LAKE FARMS
(MAP BOOK 37, PAGE 10)

EXHIBIT "A"

DENNIS DEASE AND KIMBERLY R. DEASE
DOC. NO. 20200810000340370

TRACT 5

JACK A. DONOVAN, SR. AND
MICHELLE L. DONOVAN
DOC. NO. 20220203000050000

TRACT 6

PROPOSED 5' AT&T EASEMENT
(ROUTE B)

M. AUTREY MCMILLAN AND
DONNA W. MCMILLAN
DOC. NO. 20030321000171770

LOT 2-C

LEGAL DESCRIPTION - ROUTE "B"

Centerline of a proposed 5-foot AT&T easement situated in Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, lying within the bounds of certain tracts acquired by Shane W. McMillan, as per deeds recorded under Doc. No. 20060602000261000 and Doc. No. 20120723000261860; of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, L.L.C., drawing number 8.220032.13-PLT-003, dated July 27, 2022, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13834230° and a Longitude of -86.72685281°, proceed N50°28'30"E, a distance of 1,961.67 feet to the POINT OF BEGINNING, and having a Latitude of 33.14174245° and a Longitude of -86.72187979°;

Thence, proceed N73°51'46"E, a distance of 15.94 feet to the POINT OF TERMINATION, having a Latitude of 33.14175431° and a Longitude of -86.72182966° from which point the above described 1/2-inch iron pipe bears S50°39'31"W, a distance of 1,976.31 feet, and having a total linear length of 15.94 feet on the premises.

The side lines of said easement extend or shorten to terminate and coincide on the respective property lines.

Said right of way contains 67 square feet or 0.002 acres on the premises.

PROPOSED 5' AT&T EASEMENT
LAT: 33.14175431°
LON: -86.72182966°
FROM THIS POINT THE P.O.C.
BEARS S50°39'31"W-1,976.31'

PROPOSED 5' AT&T EASEMENT
LAT: 33.14174245°
LON: -86.72187979°
THIS POINT IS N50°28'30"E-1,961.67'
FROM THE P.O.C.

SHANE W. MCMILLAN
DOC. NO. 20060602000261000
DOC. NO. 20120723000261860 (CORRECTION)

LOT 2-B

LEGAL DESCRIPTION - ROUTE "A"

Centerline of a proposed 5-foot AT&T easement situated in Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, located adjacent to the west edge of Meadow Lake Road and lying within the bounds of certain tracts acquired by Shane W. McMillan, as per deeds recorded under Doc. No. 20060602000261000 and Doc. No. 20120723000261860, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, L.L.C., drawing number 8.220032.13-PLT-003, dated July 27, 2022, and being more particularly described as follows, to-wit:

Commencing at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13834230° and a Longitude of -86.72685281°, proceed N43°10'01"E, a distance of 2,196.35 feet to the POINT OF BEGINNING, and having a Latitude of 33.14271416° and a Longitude of -86.72190567°;

Thence, proceed S07°20'33"W, a distance of 5.04 feet;
Thence, proceed S01°59'25"W, a distance of 67.84 feet;
Thence, proceed S01°46'17"E, a distance of 52.00 feet;
Thence, proceed S02°43'56"E, a distance of 51.42 feet;

Thence, proceed S02°19'32"E, a distance of 25.94 feet;
Thence, proceed S01°58'58"E, a distance of 122.68 feet;
Thence, proceed S08°15'53"E, a distance of 68.51 feet;
Thence, proceed S11°30'47"E, a distance of 22.84 feet;
Thence, proceed S17°46'25"E, a distance of 38.75 feet;

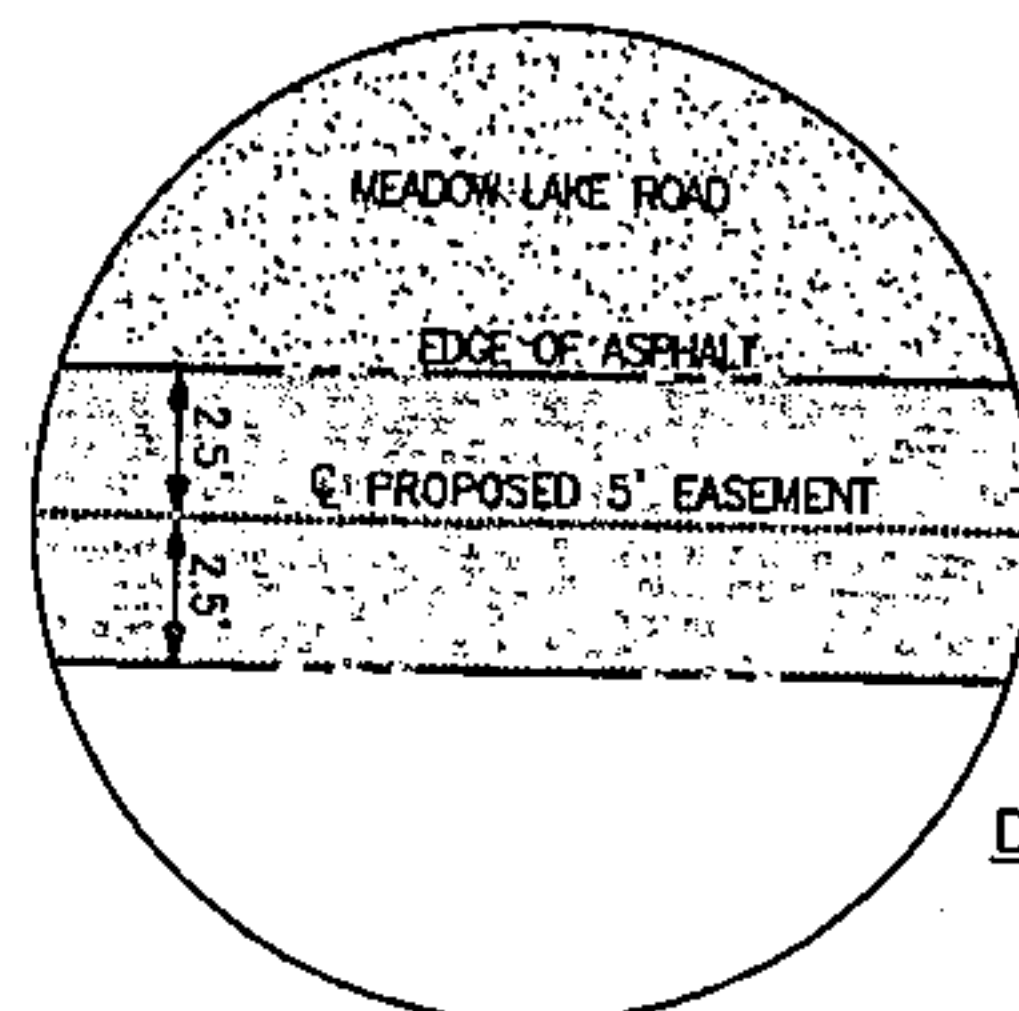
Thence, proceed S23°10'58"E, a distance of 16.36 feet to the POINT OF TERMINATION, having a Latitude of 33.14143059° and a Longitude of -86.72187949° from which point the above described 1/2-inch iron pipe bears S53°38'02"W, a distance of 1,914.46 feet, and having a total linear length of 471.38 feet on the premises.

The side lines of said easement extend or shorten to terminate and coincide on the respective property lines.

Said right of way contains 2,357 square feet or 0.054 acres on the premises.

LEGEND

- FOUND MONUMENTATION
- P.L.
- CENTERLINE PROPOSED AT&T EASEMENT
- PROPOSED EASEMENT LIMITS
- PROPERTY LINE
- SECTION LINE
- EXISTING PIPELINE
- FENCE
- UNDERGROUND TELEPHONE
- UNDERGROUND POWER
- WATER LINE
- P.O.B.
- P.O.C.
- P.O.T.
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF TERMINATION



DETAIL "A"
N.T.S.

PROPOSED 5' AT&T EASEMENT
(ROUTE A)

TERRELL YATES AND
SUSAN YATES
DOC. NO. 20140508000139250

LOT 2-A

TOTAL LENGTH: 487.32 FEET = 29.53 RODS (Q PROPOSED AT&T EASEMENT)

SURVEYORS NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BASED ON THE ALABAMA COORDINATE SYSTEM OF 1983, WEST ZONE, DERIVED FROM GPS OBSERVATIONS, PROCESSED THROUGH OPUS [NAD_83(2011)(EPOCH:2010.0000)]

2) THE SIDE LINES OF SAID EASEMENT EXTEND OR SHORTEN TO TERMINATE AND COINCIDE ON THE RESPECTIVE PROPERTY LINES.

CERTIFICATION

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.

Walter Ballard

J. WALTER BALLARD
LAND SURVEYOR NO. 33079



P.O.C.
FOUND 1/2" IRON PIPE
REPRESENTING
THE SOUTHWEST CORNER
OF SECTION 2, T22S-R2W
LAT: 33.13834230°
LON: -86.72685281°

21 11
3 10

HUNT, GUILLOT & ASSOCIATES, L.L.C.
603 REYNOLDS DRIVE, RUSTON, LA 71270
(318)255-6825

FIRM LICENSE NO.: CA-1008-LS JOB NO. 8.220032.13

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF:
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AT&T EASEMENT SURVEY
MEADOW LAKE FARMS
SHANE W. MCMILLAN

DRAWN BY: JWH
APPROVED: JWB
CREATION DATE: 7/27/22
APPR. DATE: 7/27/22
CFAS No.: A025231
DWG. No.: 8.220032.13-PLT-003
SHEET No. 1 OF 1
REV. 0

8.220032.13-PLT-003