



20220825000333210 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/25/2022 12:21:29 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 # 20170914000335710, page Tract 10, 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 _____, Township _____, Range _____, Meridian, SHELBY County, State of Alabama, consisting of a (☒ strip) (☐ parcel) of land as indicated on 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

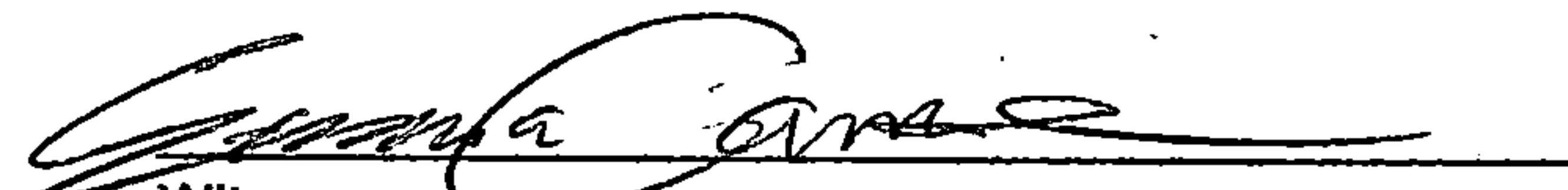
SPECIAL STIPULATIONS OR COMMENTS:

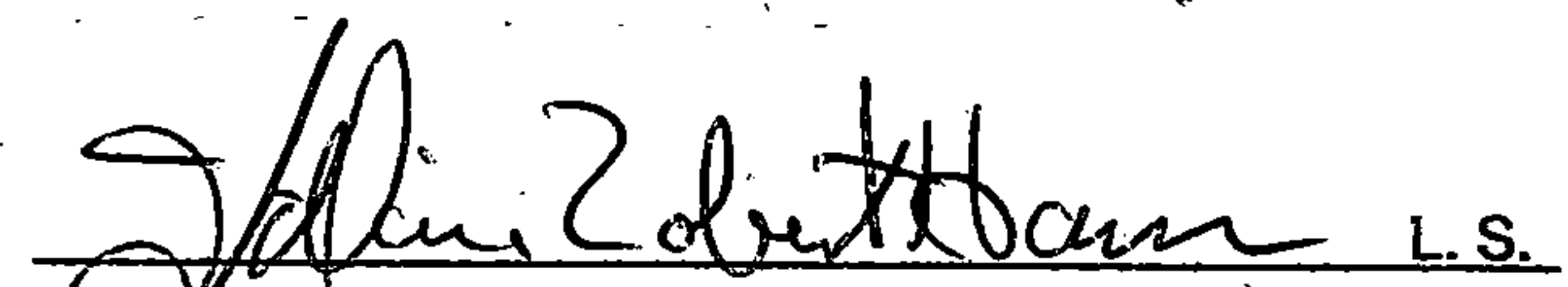
The following special stipulations shall control in the event of conflict with any of the foregoing easement:

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

In witness whereof, the undersigned has/have caused this instrument to be executed on the 4th day of August, 2022.

Signed, sealed and delivered in the presence of:


Witness
(Print Name) Emma Carstensen

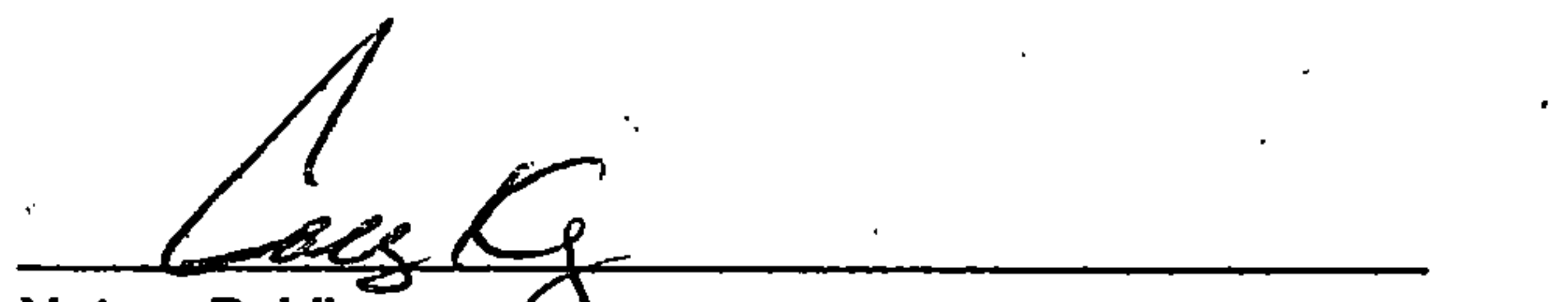

Grantor William Robert Hains L.S.
(Print Name and Address) 321 Meadow Lake Circle
Calera, AL 35040


Witness
(Print Name) Emma Carstensen

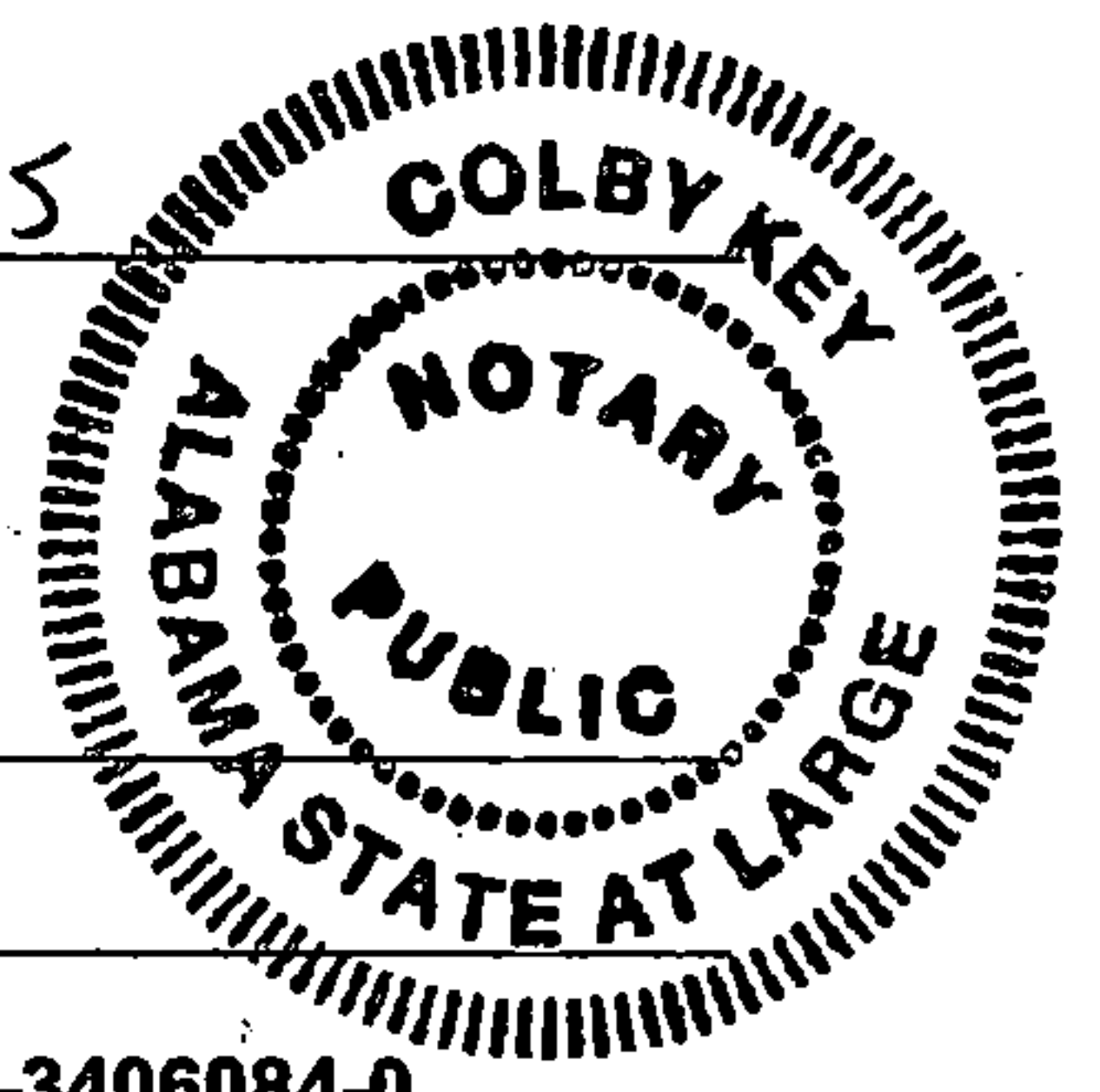

Grantor Mary Beth Hains L.S.
(Print Name and Address) Mary Beth Hains
321 Meadow Lake Circle
Calera, AL 35040

State of Alabama, County of Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of August, 2022, within my jurisdiction, the within named William Robert Hains & Mary Beth Hains who acknowledged that he (she) executed the above and foregoing instrument.


Notary Public
(Print Name) Colby Key

My Commission Expires: 7/9/25



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 Prop Sketch Tract MLC- 2.00	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.003	Approval	Title	

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SHELBY COUNTY, ALABAMA
SECTION 2, T22S-R2W
TRACT 5, MEADOW LAKE FARMS
(MAP BOOK 27, PAGE 101)

DENNIS DEASE AND KIMBERLY R. DEASE
DOC. NO. 20200810000343370

TRACT 5

P.O.B.
PROPOSED 5' AT&T EASEMENT
LAT: 33.14278654°
LON: -86.71923065°
THIS POINT IS NS44°72'5"E-2,840.94'
FROM THE P.O.C.

WILLIAM ROBERT HAINS AND WIFE MARY BETH HAINS
DOC. NO. 20170914000335710

TRACT 10

PROPOSED 5' AT&T EASEMENT
(ROUTE A)

PROPOSED 5' AT&T EASEMENT
(ROUTE B, SEE SHEET 2)

P.O.C.
FOUND 1/2" IRON PIPE
REPRESENTING
THE SOUTHWEST CORNER
OF SECTION 2, T22S-R2W
LAT: 33.13534230°
LON: -86.7266528°

3/2
10/11

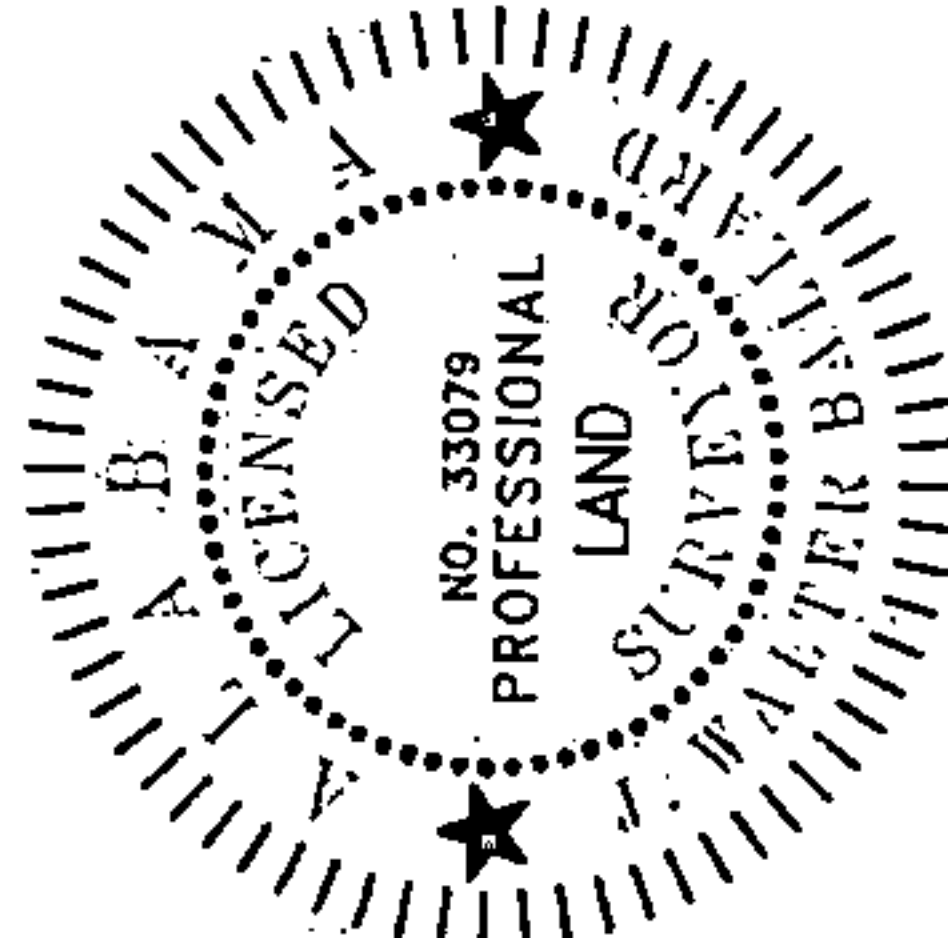
SURVEYOR'S NOTES:
1) BEARINGS AND DISTANCES SHOWN HEREON ARE GRID
BASED ON THE ALABAMA COORDINATE SYSTEM OF 1983,
WEST ZONE, DERIVED FROM GPS OBSERVATIONS, PROCESSED
THROUGH OPUS [NAD_83(2011)(EPOCH:2010.0000)]
2) THE SIDE LINES OF SAID EASEMENT, EXTEND OR
SHORTEN TO TERMINATE AND COINCIDE ON THE RESPECTIVE
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

JACK A. DONOVAN, SR. AND
MICHELLE L. DONOVAN
DOC. NO. 2022020300050000

TRACT 6



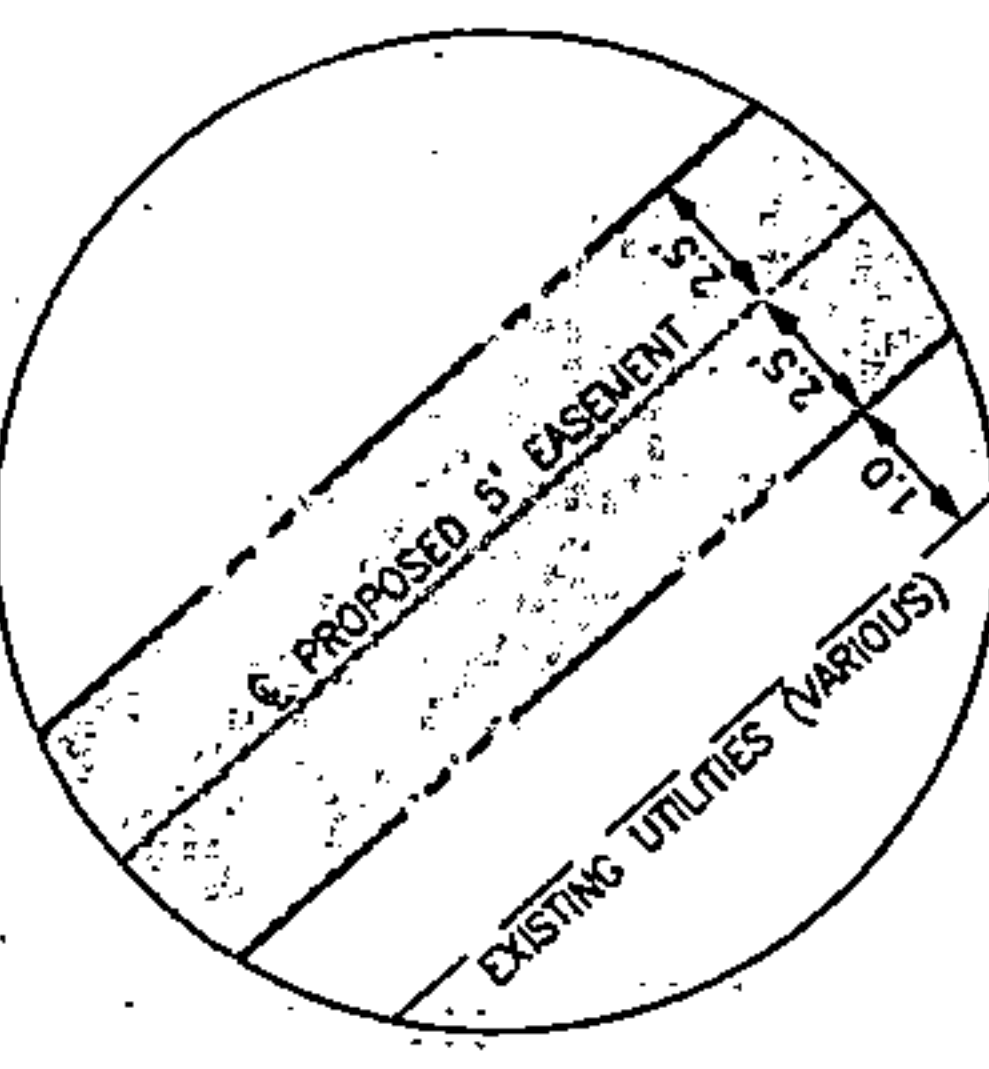
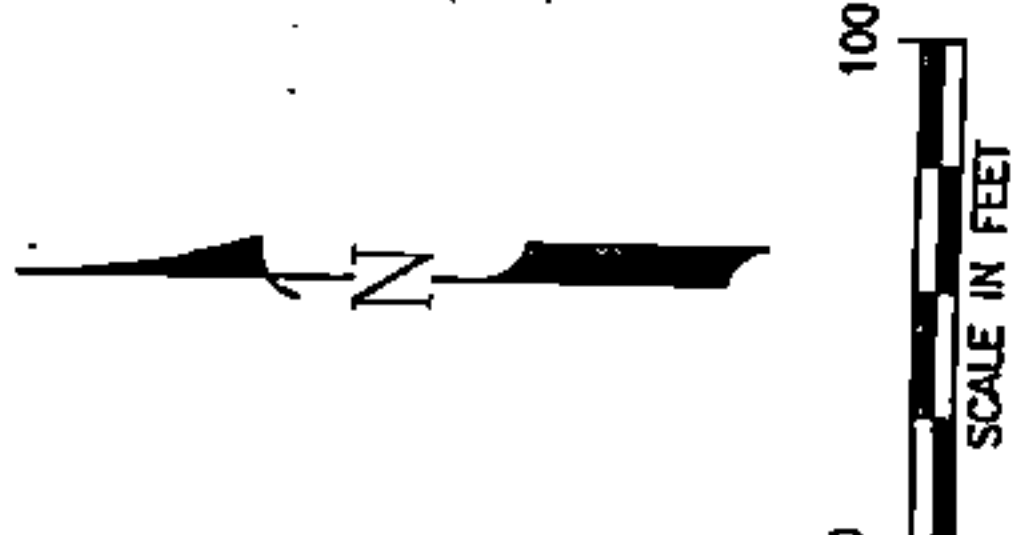
REVISIONS			
REV.	DATE	BY	DESCRIPTION
1	8/01/22	JWB	ISSUED FOR ACQUISITION
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

FIRM LICENSE NO. CA-1008-LS
JOB NO. 8220032.13
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AT&T EASEMENT SURVEY
MEADOW LAKE FARMS
-DENNIS DEASE AND KIMBERLY R. DEASE-
DRAWN BY: JWB
APPROVED: JWB
CREATION DATE: 8/01/22
APPR. DATE: 8/01/22
CPAS No.: A025231
ENG. No.:
SCALE: 1" = 100'
8.220032.13-PLT-010
SHEET NO. REV.
100 2 0

TOTAL LENGTH: 1,211.45 FEET = 73.42 RODS (E PROPOSED AT&T EASEMENT)



DETAIL "B"
N.T.S.

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

TRACT 11

SHELBY COUNTY, ALABAMA
SECTION 2, T22S-R2W
TRACT 10, MEADOW LAKE FARMS
(MAP BOOK 27, PAGE 101)

WILLIAM ROBERT HAINS AND WIFE MARY BETH HAINS
DOC. NO. 20170914000335710

TRACT 10

EXHIBIT "A"

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, lying within the bounds of certain tracts acquired by William Robert Hains and Wife Mary Beth Hains, as per deed recorded under Doc. No. 20170914000335710, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, LLC., drawing number 8.220032.13-PLT-010, dated August 01, 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 N54°47'25"E, a distance of 2,840.94 feet to the POINT OF BEGINNING, and having a Latitude of 33.14279654° and a Longitude of -86.71923065°;

Thence, proceed N86°25'23"E, a distance of 11.99 feet;
Thence, proceed S85°48'59"E, a distance of 62.36 feet;
Thence, proceed S78°14'21"E, a distance of 68.91 feet;
Thence, proceed S67°46'52"E, a distance of 60.82 feet;
Thence, proceed S58°34'02"E, a distance of 63.87 feet;
Thence, proceed S55°54'50"E, a distance of 69.66 feet;
Thence, proceed S64°20'35"E, a distance of 56.93 feet;
Thence, proceed S88°00'41"E, a distance of 76.54 feet;
Thence, proceed S89°24'56"E, a distance of 69.52 feet;
Thence, proceed S83°07'29"E, a distance of 100.11 feet;
Thence, proceed S81°29'11"E, a distance of 102.66 feet;
Thence, proceed S67°37'39"E, a distance of 51.90 feet;
Thence, proceed S32°37'42"E, a distance of 52.28 feet;
Thence, proceed S19°47'13"E, a distance of 38.28 feet;
Thence, proceed S29°24'53"E, a distance of 54.73 feet;
Thence, proceed S34°24'42"E, a distance of 38.08 feet;
Thence, proceed S35°31'23"E, a distance of 74.92 feet;
Thence, proceed S37°40'12"E, a distance of 44.39 feet;
Thence, proceed S35°56'54"E, a distance of 90.37 feet;

Thence, proceed S36°10'44"E, a distance of 10.66 feet to the POINT OF TERMINATION, having a Latitude of 33.14133326° and a Longitude of -86.71605546° from which point the above described 1/2-inch iron pipe bears S71°20'58"W, a distance of 3,479.83 feet, and having a total linear length of 1198.98 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 5.995 square feet or 0.138 acres on the premises.

LEGAL DESCRIPTION - ROUTE "B"

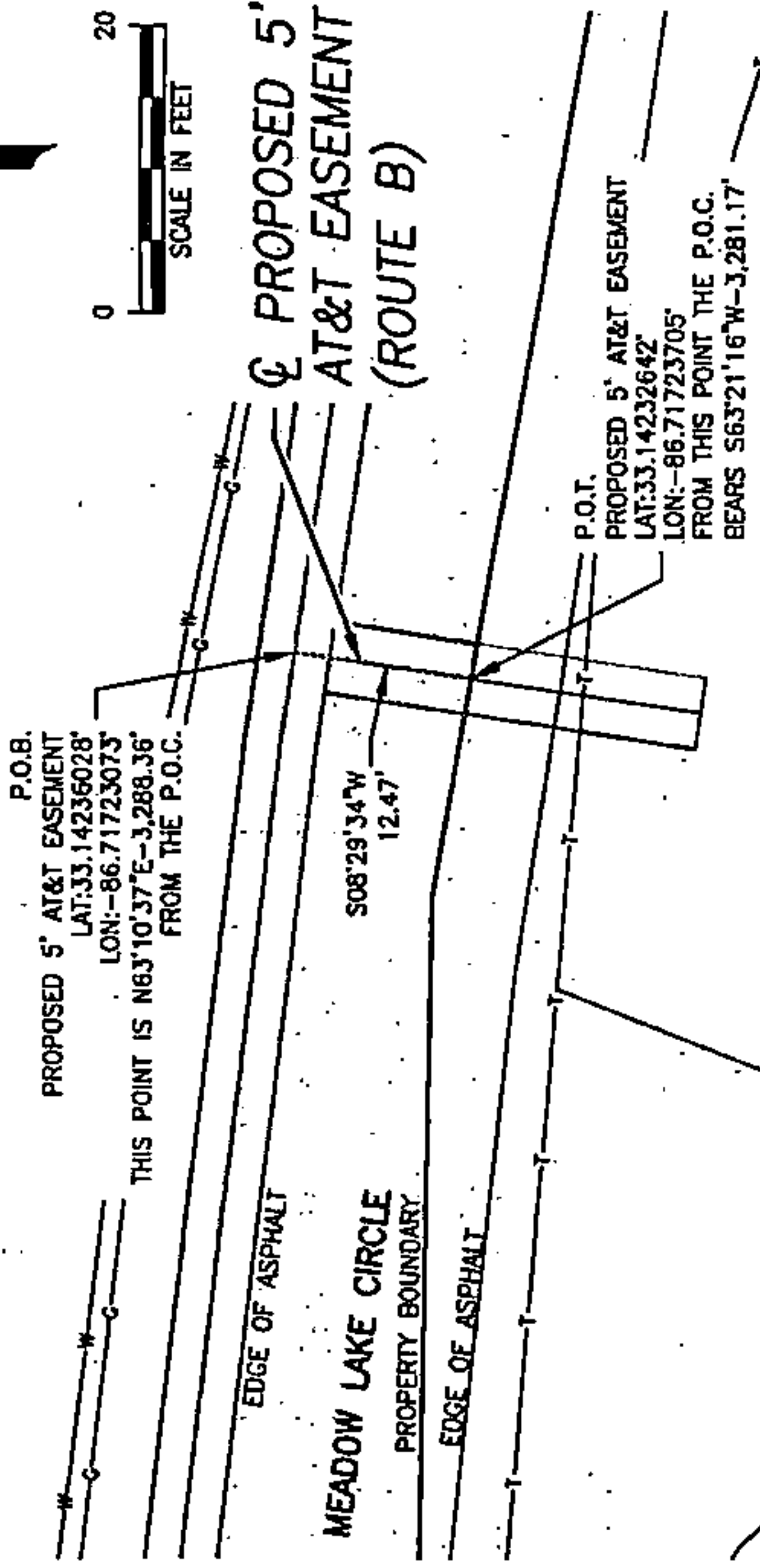
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Commencing at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13834230° and a Longitude of -86.72685281°; proceed N63°10'37"E, a distance of 3,288.36 feet to the POINT OF BEGINNING, and having a Latitude of 33.14236028° and a Longitude of -86.71723073°;

Thence, proceed S08°29'34"W, a distance of 12.47 feet to the POINT OF TERMINATION, having a Latitude of 33.14232642° and a Longitude of -86.71723705° from which point the above described 1/2-inch iron pipe bears S63°21'16"W, a distance of 3,281.17 feet, and having a total linear length of 12.47 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 50 square feet or 0.001 acres on the premises.



JACK A. DONOVAN, SR. AND
MICHELLE L. DONOVAN
DOC. NO. 2022020300050000

TRACT 6

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

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AT&T EASEMENT SURVEY
MEADOW LAKE FARMS
DENNIS DEASE AND KIMBERLY R. DEASE

DOWN BY: JMB	CREATED DATE: 8/01/22	CPAS No.: A02231
APPROVED: JMB	APPR. DATE: 8/01/22	
SCALE: 1" = 20'	DWG. No.: 8.220032.13-PLT-010	SHEET No.: 2 OF 2
		REV. 0