



20220930000375600 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/30/2022 12:22:20 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

8416-J 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 # 20190524000180280 page 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, Township 22 South, Range 2 West, 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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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 on Tract 4 on the east side of Meadow Lake Farms, Calera, AL.

A pop up from the west side of Meadow Lake Farms road to Tract 4 of Meadow Lake Farms subdivision

Tract 4, according to the Survey of Meadow Lake Farms, as recorded in Map Book 27, page 101, in the Probate Office of Shelby County, Alabama.

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) _____

Peter M. Brown L.S.

Grantor Peter M. Brown - owner

(Print Name and Address) 103 Meadow Lake Farms

Calera, AL 35040

205-616-3673

Shannon Wilkerson
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 2nd day of September, 2022, within my jurisdiction, the within named Peter M. Brown who acknowledged that he (she) executed the above and foregoing instrument.

Cathy Kelly Wood
Notary Public
(Print Name)

My Commission Expires: 7-15-2024

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-013	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.010	Approval	Title	

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EXHIBIT "A"

PETER M. BROWN
DOC. NO. 20190524000180280

TRACT 4

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 Peter M. Brown, as per deed recorded under Doc. No. 20190524000180280, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, L.L.C., drawing number 8.2/20032-13-PL1-013, dated August 01, 2022, and being more particularly described as follows, to-wit:

Commenting at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.13884230° and a Longitude of -86.72665281°, proceed N22°10'42"E, a distance of 3,593.05 feet to the POINT OF BEGINNING, and, having a Latitude of 33.14745852° and a Longitude of -86.72234158°, Thence, proceed N82°43'59"E, a distance of 24.05 feet to the POINT OF TERMINATION, having a Latitude of 33.14746640° and a Longitude of -86.72226358° from which point the above described 1/2-inch iron pipe bears S22°30'40"W, a distance of 3,604.93 feet, and having a total linear length of 24.05 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 120 square feet or 0.003 acres on the premises.

TOTAL LENGTH: 24.05 FEET = 1.46 RODS (2 PROPOSED AT&T EASEMENT)

REVISIONS				
REV.	DATE	BY	DESCRIPTION	CHK
0	8/6/22	JM1-	ISSUED FOR ACQUISITION	JM3



HUNT, GUILLOT & ASSOCIATES, L.L.C.,
603 REYNOLDS DRIVE, RUSTON, LA 71270
(318)255-6825
JOB NO. 8-22002-13
FIRM LICENSE NO.: CA-1008-15
THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF:
BYERS ENGINEERING
NO COPY OR REPRODUCTION MAY BE MADE WITHOUT WRITTEN APPROVAL

8.220032.13-PLT-013

DESIGN BY: JAH	CREATION DATE: 8/01/22	CDS No.: A025231	SHEET No.
APPROVED: JMB	APPR. DATE: 8/01/22		1 OF 1
Dwg. No.: 8.220032.13-PLT-013		REV.	
SCALE: 1" = 20'			

AT&T EASEMENT SURVEY

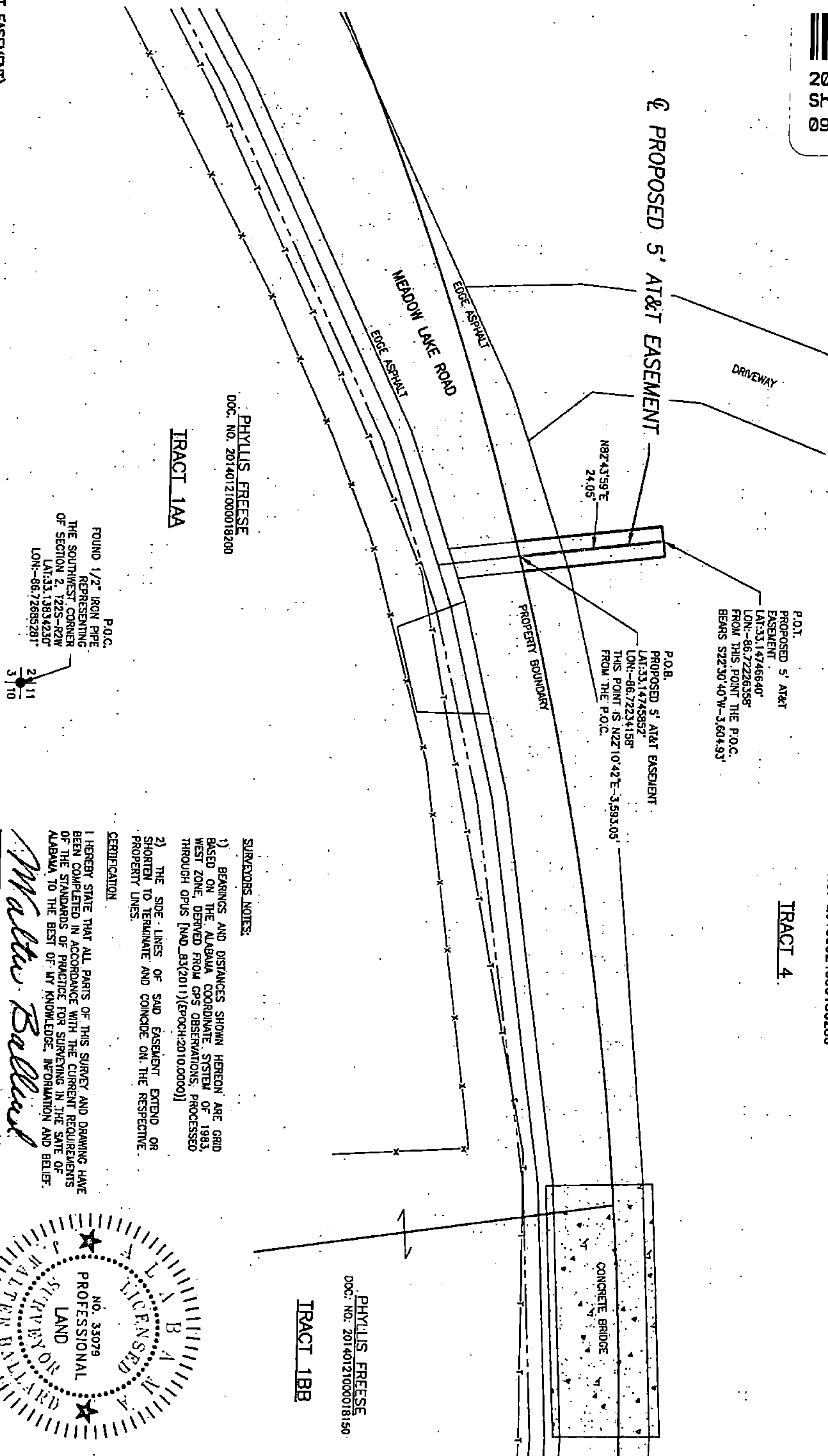
PETER M. BROWN

PETER M. BROWN

No.:	8.220032.13-PLT-013	SHEET No.	10 of 1	REV	0
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Cell No.	Ref
1051	0

6 PROPOSED 5' AT&T EASEMENT



PHYLLIS FREESE

DOC. NO. 20140121000018204

TRACT 1A

P.O.C.
FOUND 1/2" IRON PIPE
REPRESENTING
THE SOUTHWEST CORNER
OF SECTION 2, T2S-R2W
LAT:33.13834230
LON:-86.72685281

$$\begin{array}{r} 2 \\ 3 \overline{) 11} \\ \underline{6} \\ 5 \end{array}$$

SURVEYORS' NOTES:

- 1) BEGINNINGS AND DISTANCES SHOWN HEREON ARE ORIGINALLY BASED ON THE ALABAMA COORDINATE SYSTEM OF 1983, WEST ZONE, DERIVED FROM GPS OBSERVATIONS, PROCESSED THROUGH OPUS [MD_83(2011)(EPOCH=2010.0000)]

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.

J. WALTER BALLARD
LAND SURVEYOR NO. 33079

J. WALTER BALLARD
LAND SURVEYOR NO. 33079

