

20220930000375630 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/30/2022 12:22:23 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 # 20200810000340370, page Tract 11, 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 2, Township 22S, Range 2W, 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 north side of Meadow Lake Circle, Calera, AL.

Tract 11, 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 23rd day of August, 2022.

Signed, sealed and delivered in the presence of:

Witness
(Print Name) Dennis Dotson

Witness
(Print Name) Kim Dease

Grantor Christian A. Rivers
(Print Name and Address) 468 Meadow Lake Circle
Calera, AL 35040

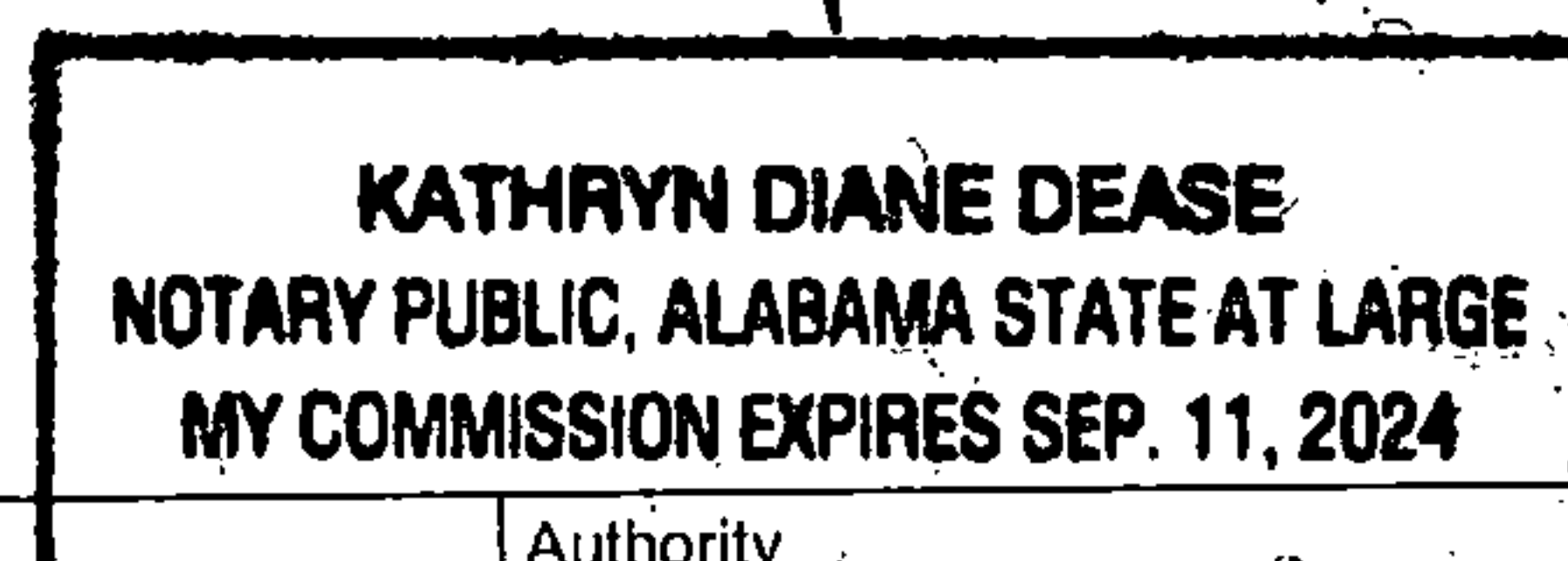
Grantor Diana Rivers
(Print Name and Address) 468 Meadow Lake Circle
Calera, AL 35040

State of Alabama, County of Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of August, 2022, within my jurisdiction, the within named Christian A. Rivers who acknowledged that he (she) executed the above and foregoing instrument.

Kathryn Diane Dease
Notary Public
(Print Name) Kathryn Diane Dease

My Commission Expires: Sep. 11 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 - 012	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.009	Approval	Title	

SECTION 2, T22S-R2W
TRACT 11, MEADOW LAKE FARMS
(MAP BOOK 27, PAGE 101)

Ceintline 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 tract acquired by Christian A. Rivers and Diana Rivers, as per deed recorded under Doc. No. 20200723000308380, of the Deed Records of Shelby County, Alabama, and being shown on a plat prepared by Hunt, Guillot & Associates, LLC, drawing number 8.220023.13-PLT-012, dated August 01, 2022, and being more particularly described as follows, to-wit:

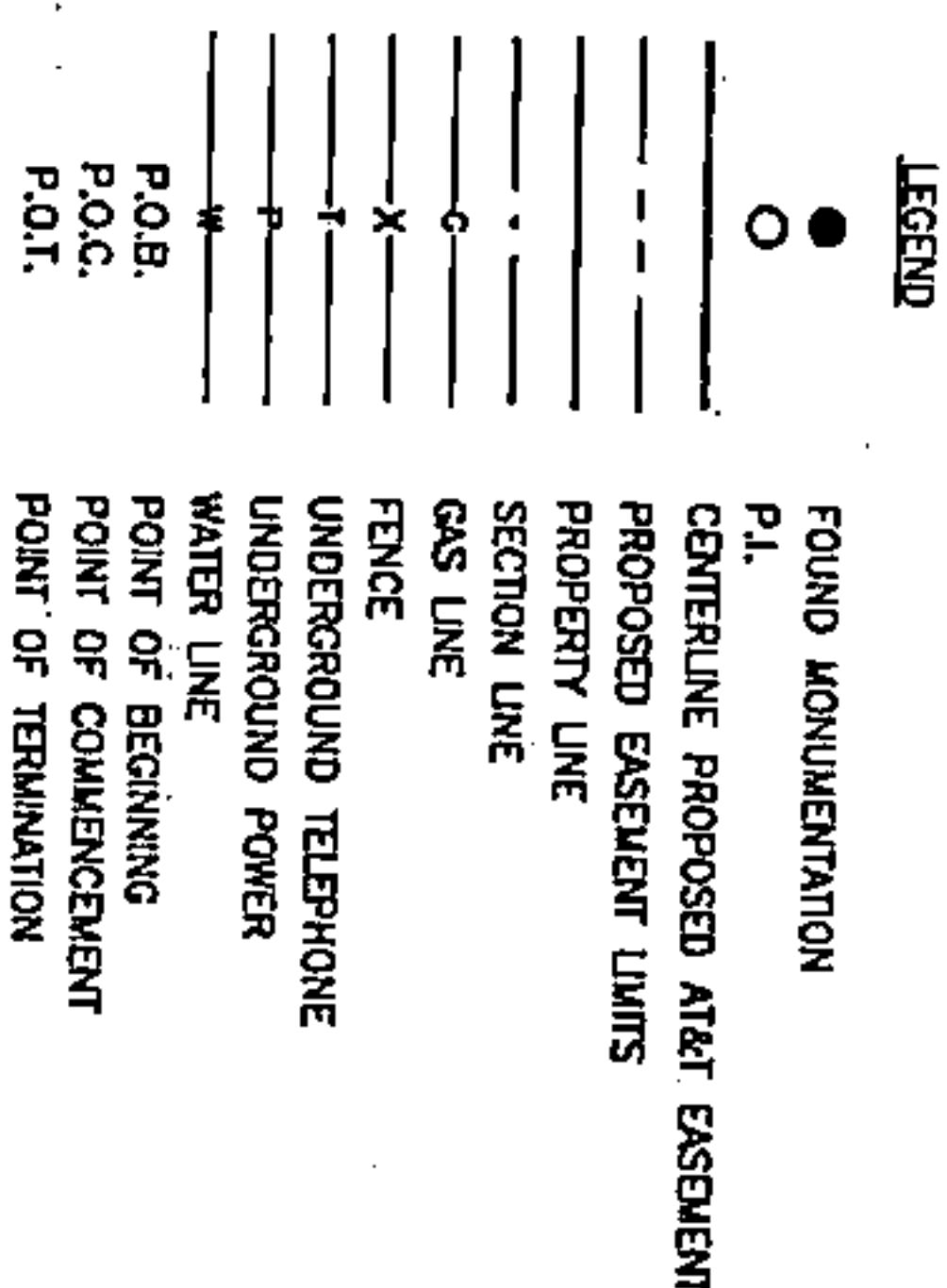
Commenting at a 1/2-inch iron pipe representing the Southwest corner of said Section 2, said point having a Latitude of 33.19334° and a Longitude of -86.72685281°, I proceeded N71°20'58"E a distance of 3,479.83 feet to the POINT OF BEGINNING, and having a Latitude of 33.14133326° and a Longitude of -86.71605546°.

Thence, proceed S36°10'44"E, a distance of 78.97 feet;
Thence, proceed S36°51'28"E, a distance of 116.66 feet;
Thence, proceed S39°48'22"E, a distance of 44.05 feet;

Thence, proceed S52.362°W, a distance of 27.19 feet to the POINT OF TERMINATION, having a Latitude of 33.14075976 and a Longitude of -86.71551697, from which point the above described 1/2-inch iron pipe bears S75°21.00'W, a distance of 3,579.88 feet, and having a total linear length of 266.87 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 1.334 square feet or 0.031 acres on the premises.

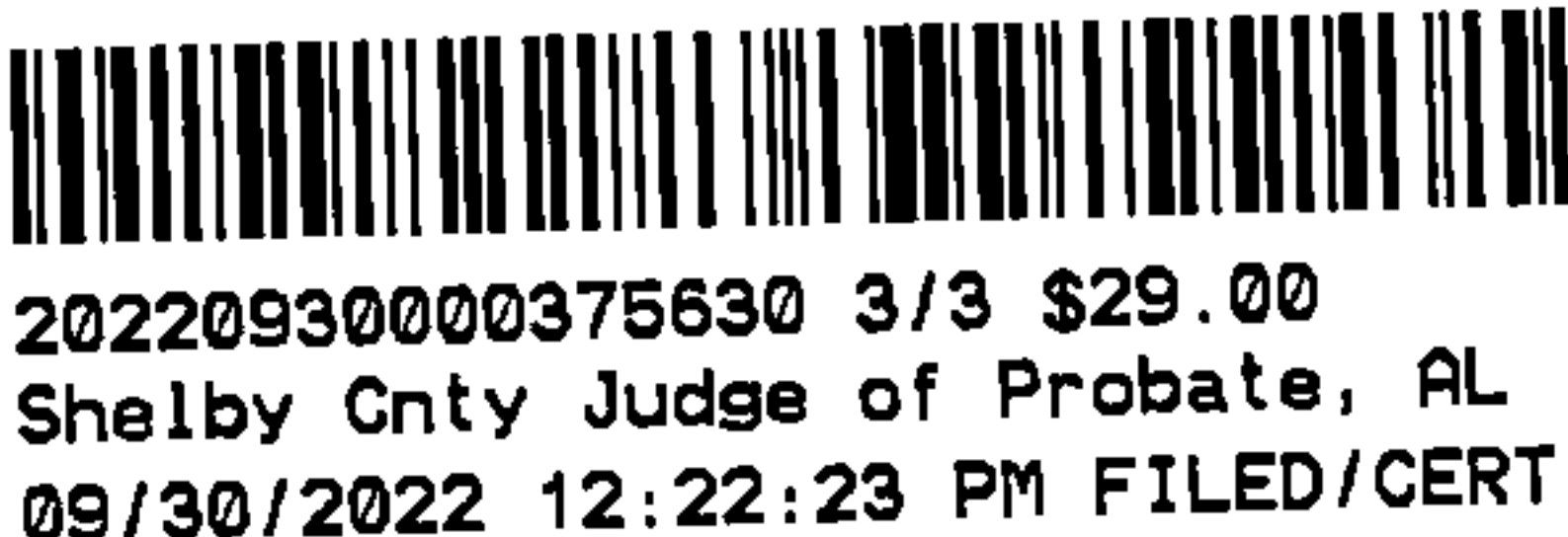


1) BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BASED ON THE ALABAMA COORDINATE SYSTEM OF 1983, WEST ZONE, DERIVED FROM GPS OBSERVATIONS, PROCESSED THROUGH OPUS [NAD_83(2011)(EPOCH:2010.0000)]

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

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.

Martin Ballou



603 REYNOLDS DRIVE, RUSTON, LA 71270

(318)255-6825

FIRM LICENSE NO.: CA-1008-LS

JOB NO. 0.220032.13

THESE DESIGNS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF Beyer Engineering

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MEADOW LAKE FARMS

CHRISTIAN A. RIVERS AND DIANA RIVERS

APPROVED: JWB

APPR. DATE: R/01/22

APPRO. DATE: 8/01/22	CRAS NO.: AU2523
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CMG. No.: 8 220037 13 DI T

CMG. No.: 8 220037 13 B1 T 012

SCALE: 1" = 6'

0.420032.13-PL1

710-171-70077.0