

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 # 20121109000431640, page Tract 8, 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 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.



20220930000375650 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/30/2022 12:22:25 PM FILED/CERT

8416-I-AL
(06-2019)
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 on the east side of Meadow Lake Farms road.

Tract 8, 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 25 day of

August, 2022.

Signed, sealed and delivered in the presence of:

Witness

(Print Name)

Grantor

(Print Name
and Address)

Virgil Kevin Gray L.S.
Virgil Kevin Gray, owner

Survivor of Jamie D. Gray

762 Meadow Lake Farms

Calera, AL 35040

Witness

(Print Name)

Grantor

(Print Name
and Address)

L.S.

State of Alabama, County of

Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of August, 2022, within my jurisdiction, the within named V. Kevin Gray who acknowledged that he (she) executed the above and foregoing instrument.

Lakisha Lunsford

Notary Public

(Print Name)

Lakisha Lunsford

My Commission Expires:

My Commission Expires August 14, 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 008	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 015.008	Approval 28 1 11 0 000 001.004	Title	

TOTAL LENGTH 382.34 FEET = 23.17 RODS (E PROPOSED AT&T EASEMENT)

SHELBY COUNTY, ALABAMA

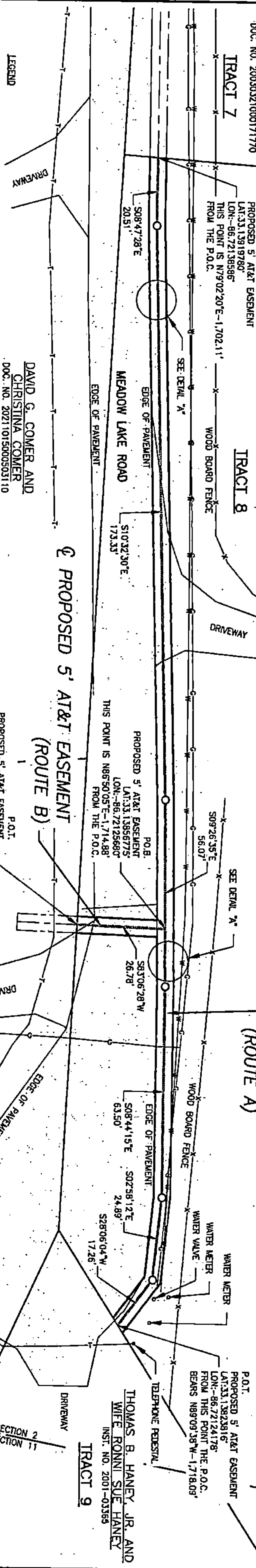
SECTION 2, T22S-R2W
TRACT 8, MEADOW LAKE FARMS
(MAP BOOK 27, PAGE 101)

M. AUTREY McMILLAN
AND
DONNA W. McMILLAN
TRUSTEES
DOC. NO. 20030321000171770

VIRGIL KEVIN GRAY
AND JAMIE D. GRAY
DOC. NO. 20121109000431640

EXHIBIT "A"

E PROPOSED 5' AT&T EASEMENT
(ROUTE A)

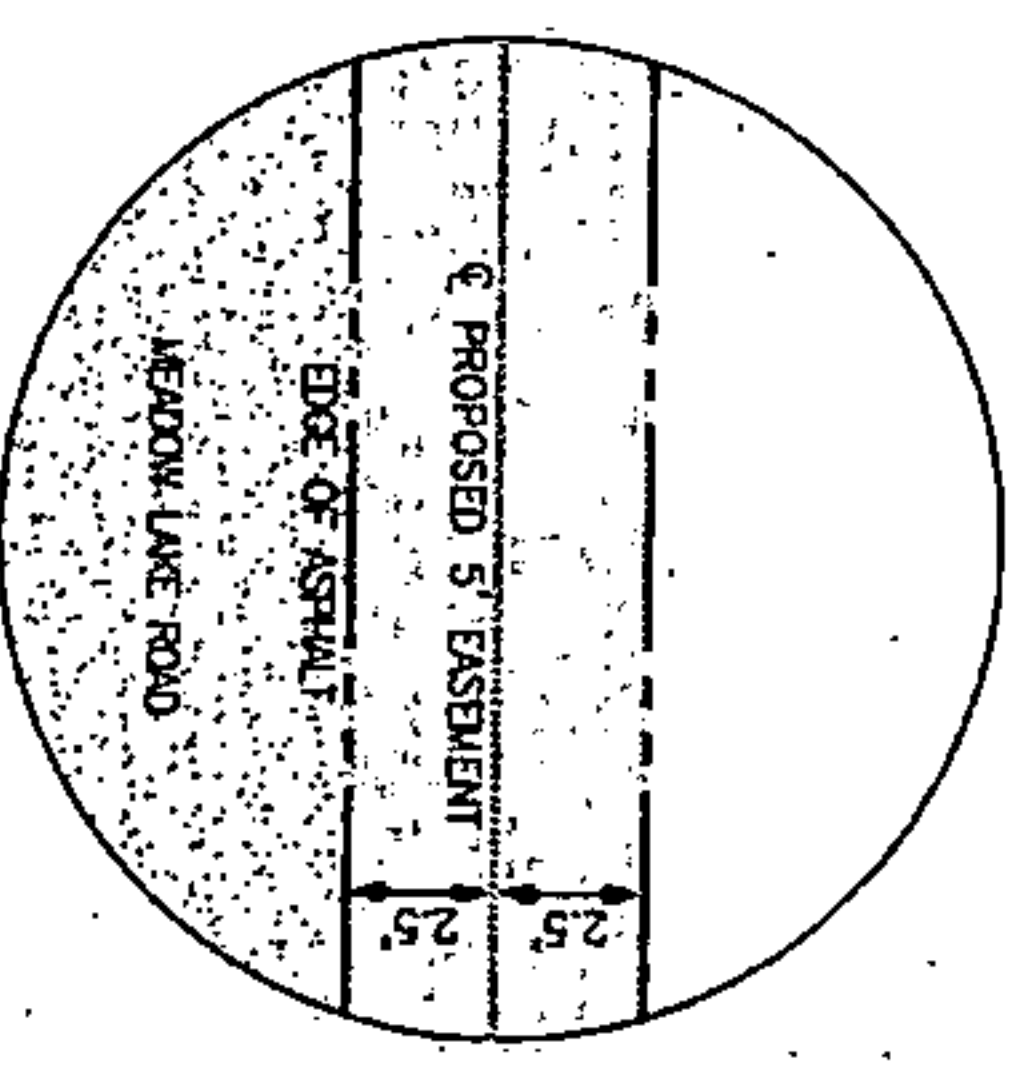


DAVID G. COMER AND
CHRISTINA COMER
DOC. NO. 20211015000503110

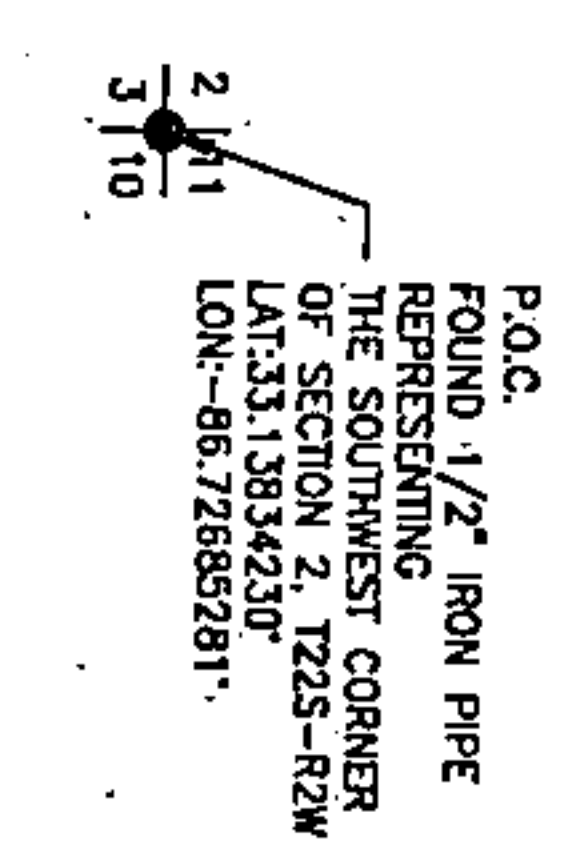
TIMOTHY ALAN SAYERS, JR. AND KIMBERLY M. SAYERS
DOC. NO. 20211015000502340

THOMAS B. HANEY, JR. AND
WIFE RONNI SUE HANEY
INST. NO. 2001-03355

- LEGEND
- FOUND MONUMENTATION
 - P.O.B. PROPOSED 5' AT&T EASEMENT
 - PROPERTY LINE
 - SECTION LINE
 - GAS LINE
 - FENCE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND POWER
 - WATER LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION



DETAIL "A"
N.T.S.



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 tract acquired by Virgil Kevin Gray and Jamie D. Gray, as per deed recorded under Doc. No. 20121109000431640, 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-007, dated July 28, 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 N86°50'05"E, a distance of 1,714.88 feet to the POINT OF BEGINNING, and having a Latitude of 33.13856775° and a Longitude of -86.72125680°;

Thence, proceed S83°06'28"W, a distance of 26.78 feet to the POINT OF TERMINATION, having a Latitude of 33.13855939° and a Longitude of -86.72134420° from which point the above described 1/2-inch iron pipe bears S86°53'38"W, a distance of 1,688.16 feet, and having a total linear length of 26.78 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 1.21 square feet or 0.003 acres on the premises.

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 tract acquired by Virgil Kevin Gray and Jamie D. Gray, as per deed recorded under Doc. No. 20121109000431640, 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-007, dated July 28, 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 N79°02'20"E, a distance of 1,702.11 feet to the POINT OF BEGINNING, and having a Latitude of 33.13919780° and a Longitude of -86.72138586°;

Thence, proceed S08°47'28"E, a distance of 20.51 feet;
Thence, proceed S10°32'30"E, a distance of 173.33 feet;
Thence, proceed S09°26'35"E, a distance of 56.07 feet;
Thence, proceed S08°44'15"E, a distance of 63.50 feet;
Thence, proceed S02°58'12"E, a distance of 24.89 feet;

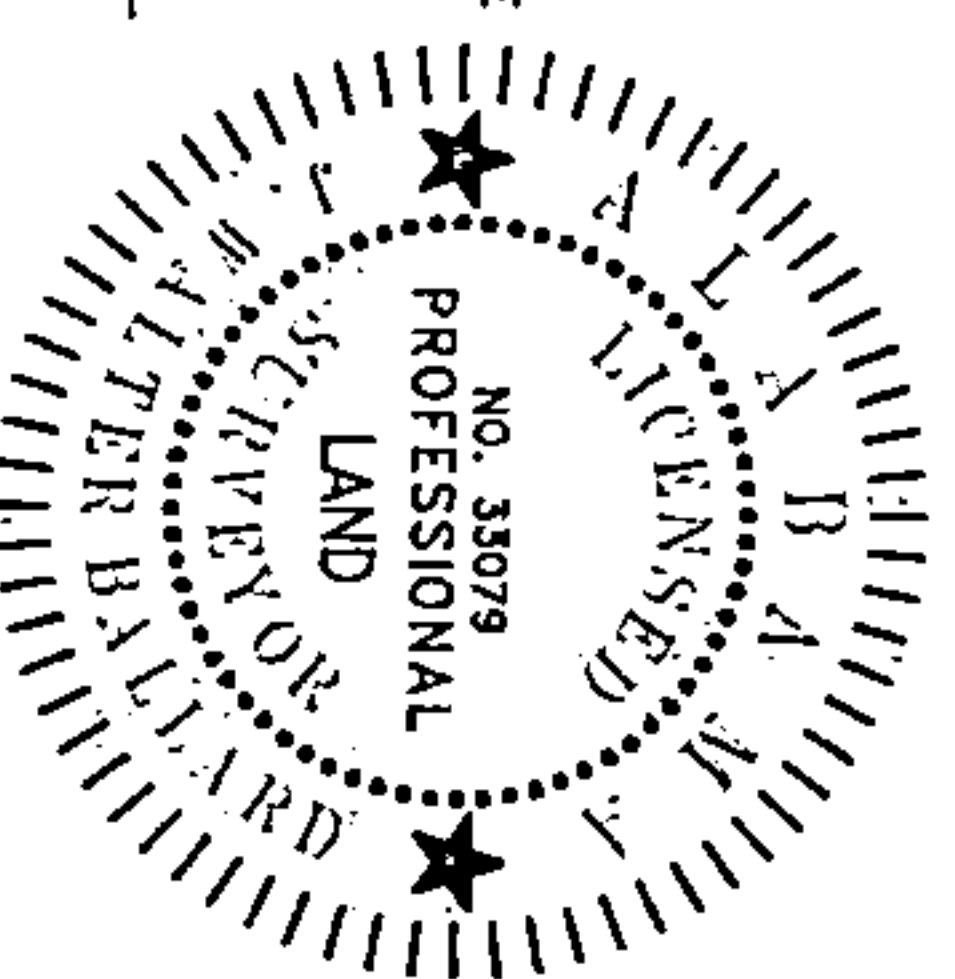
Thence, proceed S28°06'04"W, a distance of 17.26 feet to the POINT OF TERMINATION, having a Latitude of 33.13823816° and a Longitude of -86.72124178° from which point the above described 1/2-inch iron pipe bears N89°09'38"W, a distance of 1,718.09 feet, and having a total linear length of 355.56 feet 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 1.778 square feet or 0.041 acres on the premises.

REVISIONS

REV.	DATE	BY	DESCRIPTION
1	7/28/22	JMB	ISSUED FOR ACQUISITION
2			
3			



202209300003756550 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/30/2022 12:22:25 PM FILED/CERT

OT & ASSOCIATES, L.L.C. 105 DRIVE, RUSTON, LA 71270 (318)255-6825		JOB NO. 8.220032.13- YEN'S ENGINEERING DRAWINGS ARE THE EXCLUSIVE PROPERTY OF: ON MAY BE MADE WITHOUT WRITTEN APPROVAL.	
8.220032.13-PLT-007		AT&T EASEMENT SURVEY MEADOW LAKE FARMS VIRGIL KEVIN GRAY AND JAMIE D. GRAY	
DRAWN BY: JMB	CREATED DATE: 7/28/22	CYS NO.: A025231	SHEET NO.: 0
APPROVED: JMB	DATE: 7/28/22	DOC. NO.: 8.220032.13-PLT-007	OF 1
SCALE: 1" = 30'			