

20220930000375660 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/30/2022 12:22:26 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 # 20140508000139250, page filed 5-8-2014, 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 2-A along the west side of Meadow Lake Farms, Calera, AL.
Lot 2-A, according to the Tedurvey of the McMillan Survey, 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 31st day of
August, 2022.

Signed, sealed and delivered in the presence of:

Sarah Angelo
Witness
(Print Name) Sarah Angelo

Terrell Yates L.S.
Grantor Terrell Yates
(Print Name and Address) 346 Meadow Lake Farms
Calera, AL 35040

Sarah Angelo
Witness
(Print Name) Sarah Angelo

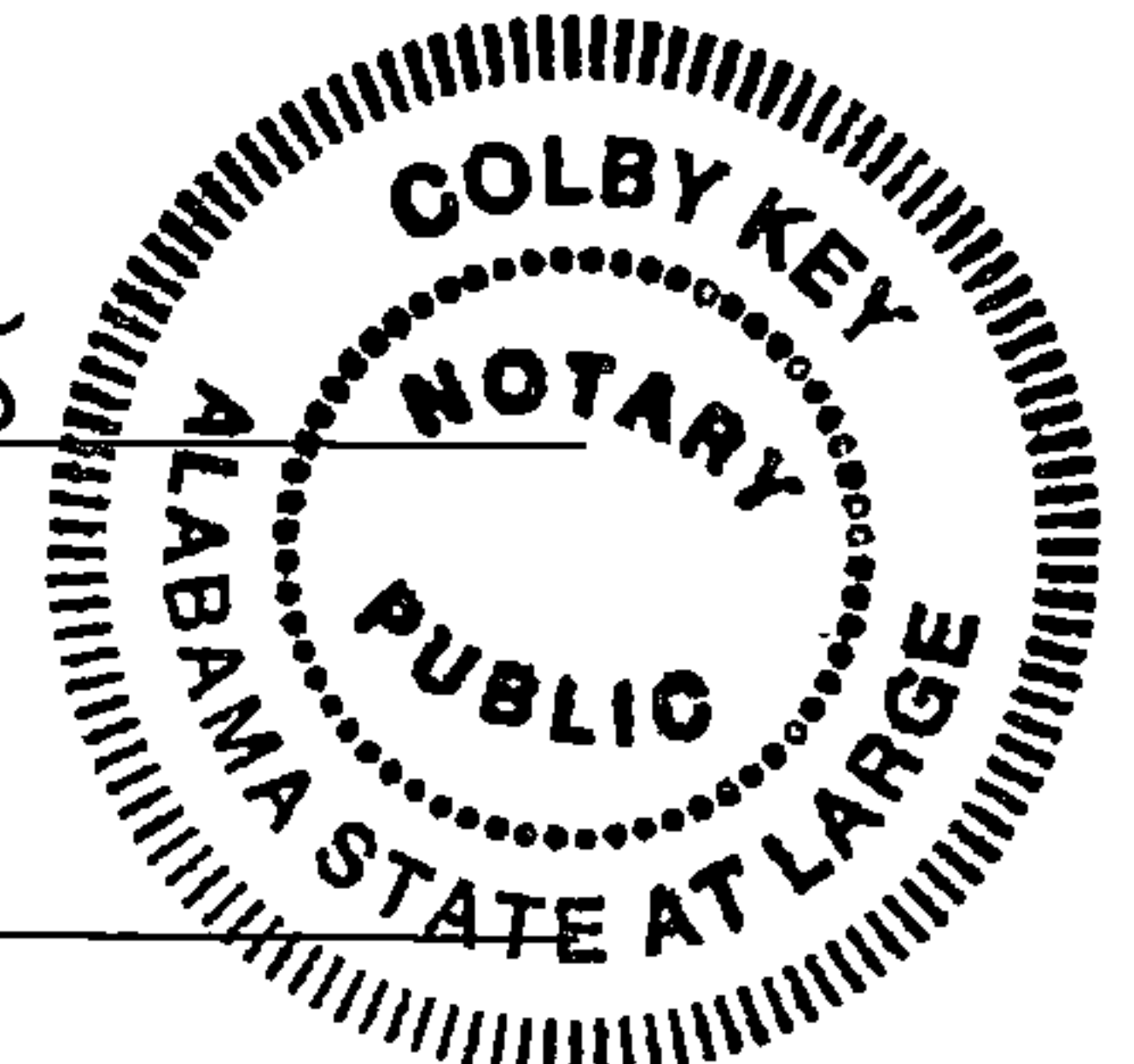
Susan Yates L.S.
Grantor Susan Yates
(Print Name and Address) 346 Meadow Lake Farms
Calera, AL 35040

State of Alabama, County of Shelby

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of
August, 2022, within my jurisdiction, the within named Terrell Yates and Susan Yates
who acknowledged that he (she) executed the above and foregoing instrument.

Colby Key
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 8.220032.13-Tract 2.00	RWID AL-2022-JUL-3406084-0
Parcel ID 28 1 02 0 000 014.000	Approval	Title	

LEGAL DESCRIPTION

EXHIBIT "A"

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

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 pavement edge of Meadow Lake Road and lying within the bounds of certain tracts acquired by Terrell Yates and Susan Yates, as per deed recorded under Doc. No. 201405080001397250, 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-PL-002, 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 33.15834230° and a Longitude of -86.72685281°, proceed N33°21'44"E, a distance of 3,172.30 feet to the POINT OF BEGINNING, and having a Latitude of 33.14547400° and a Longitude of -86.72118064°.

Thence, proceed S10°52'27"E, a distance of 30.79 feet; Thence, proceed S04°02'54"W, a distance of 62.25 feet; Thence, proceed S11°31'13"W, a distance of 49.45 feet; Thence, proceed S16°00'48"W, a distance of 46.82 feet; Thence, proceed S18°11'43"W, a distance of 111.25 feet; Thence, proceed S16°50'14"W, a distance of 62.48 feet; Thence, proceed S12°06'58"W, a distance of 70.16 feet; Thence, proceed S03°24'22"W, a distance of 45.04 feet; Thence, proceed S00°11'57"W, a distance of 43.82 feet; Thence, proceed S00°01'42"W, a distance of 50.65 feet; Thence, proceed S06°00'08"W, a distance of 65.57 feet; Thence, proceed S09°11'56"W, a distance of 16.70 feet; Thence, proceed S15°42'39"W, a distance of 88.16 feet; Thence, proceed S23°30'52"W, a distance of 63.50 feet; Thence, proceed S23°33'34"W, a distance of 72.16 feet; Thence, proceed S17°48'06"W, a distance of 75.13 feet; Thence, proceed S07°20'33"W, a distance of 65.55 feet to the POINT OF TERMINATION, having a Latitude of 33.14271416° and a longitude of -86.72190567° from which point the above described 1/2-inch iron pipe bears S43°10'01"W, a distance of 2,196.35 feet, and having a total linear length of 1,039.48 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 5,197 square feet or 0.119 acres of the county.

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

TERRELL, YATES AND
SUSAN YATES
DOC. NO. 201405080001392500
LOT 2-A

SHANE W. MC MILLAN
DOC. NO. 20060602000261000
DOC. NO. 20120723000261860 (CORRECTION)
LOT 2-B

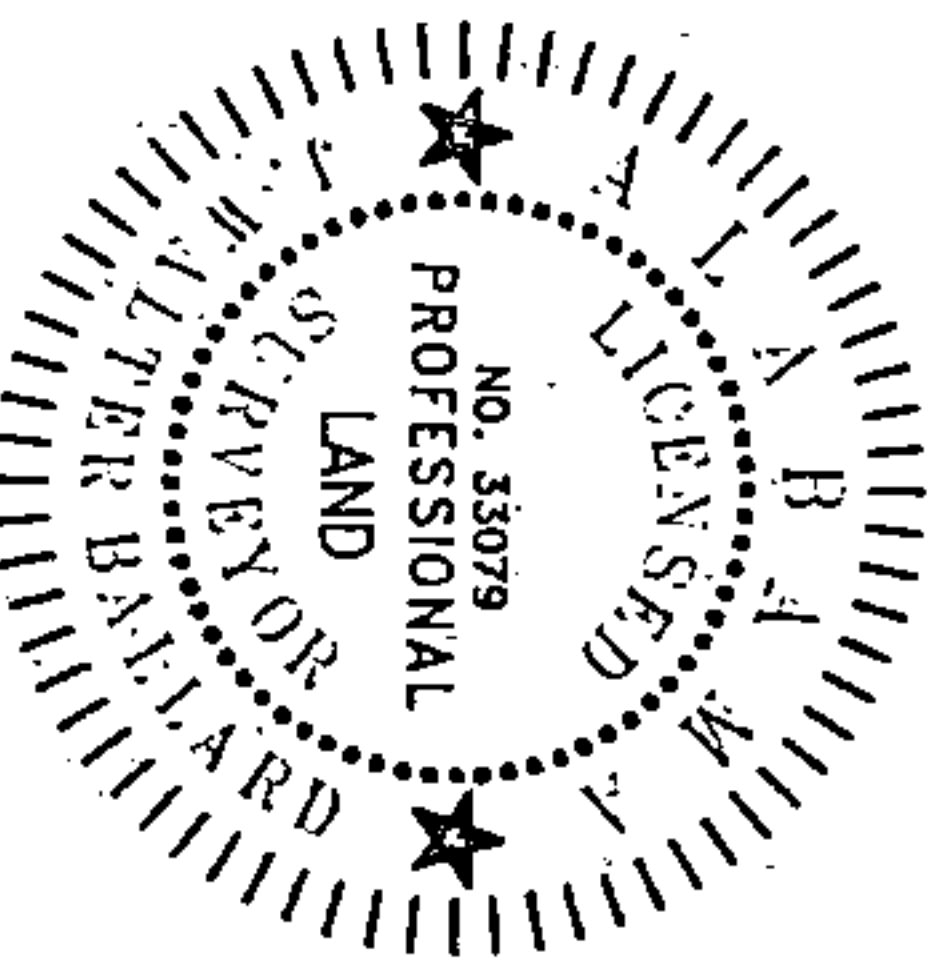
1) BEARINGS AND DISTANCES SHOWN HEREON ARE GIVEN
BASED ON THE ALABAMA COORDINATE SYSTEM OF 1983,
WEST ZONE, DERIVED FROM GPS OBSERVATIONS, PROCESSED
THROUGH OPUS [MD.BJ(2011)EPOCH2010.0000]]

2) THE SIDE LINES OF SAID EASEMENT EXTEND ONE
SHOROT TO TERMINATE AND CONDUCE 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.

Matth. Ballard



J. WALTER BALLARD
LAND SURVEYOR NO. 33079

TOTAL LENGTH: 1,039.48 FEET = 63.00 RODS (2 PROPOSED AT&T EASEMENT)

REV.	DATE	BY	ISSUED FOR ACQUISITION DESCRIPTION	MB	CHK
0	7/27/22				

15

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T & ASSOCIATES, L.L.C.,
 DRIVE, RUSTON, LA 71270
 318)255-6825
 JOB NO. &22003Z.13

8.220032.13-PLT-002

AT&T EASEMENT SURVEY	
MEADOW LAKE FARMS	
TERRELL YATES AND SUSAN YATES	
DEPLAN BY: JMS	CREATION DATE: 7/27/22
APPROVED: JMS	CRS NO.: A025231
	APPR. DATE: 7/27/22
DMG. NO.:	
8.2200032.13-PLT-002	
SHEET NO.	TOTAL
0	1001
SCALE 1" = 100'	

SHEET NO.	REV
1051	0