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Shelby Cnty Judge of Probate, AL
09/20/2011 01:07:24 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

REVOCABLE LICENSE AGREEMENT FOR EXISTING ENCROACHMENTS

THIS REVOCABLE LICENSE AGREEMENT FOR EXISTING ENCROACHMENTS (this "Agreement") is made and entered into by and between **ROBERT MCGREGOR CAMPBELL** ("Mr. Campbell"), **ELISABETH ARLENE CAMPBELL** ("Mrs. Campbell") (formerly known as Elisabeth Arlene Pardue) (Mr. and Mrs. Campbell hereinafter collectively referred to as "Licensee"), and **GREYSTONE FARMS OWNER'S ASSOCIATION, INC.**, an Alabama non-profit corporation (the "Licensor") and made effective as of the 1st day of July, 2011.

WHEREAS, Greystone Farms was established by the Greystone Farms Declaration of Covenants, Conditions and Restrictions dated June 22, 1995 recorded as Instrument Number 1995-16401 with the Probate Court of Shelby County, Alabama (together with all amendments hereinafter referred to as the "Declaration");

WHEREAS, the Licensor is the fee owner of the Common Area, as defined in the Declaration, and Mrs. Campbell is the fee owner of an adjoining parcel of real property located at **5509 Lake's Edge Drive, Birmingham, AL 35242**, and more particularly described on Exhibit "A" (the "Property");

WHEREAS, after purchasing the Property, Mr. Campbell and Mrs. Campbell were married and Mr. Campbell now resides at the Property;

WHEREAS, Mrs. Campbell's predecessor in title entered and encroached onto the Common Area by placing the following Improvements (as defined in the Declaration) and other personal property in the Common Area:

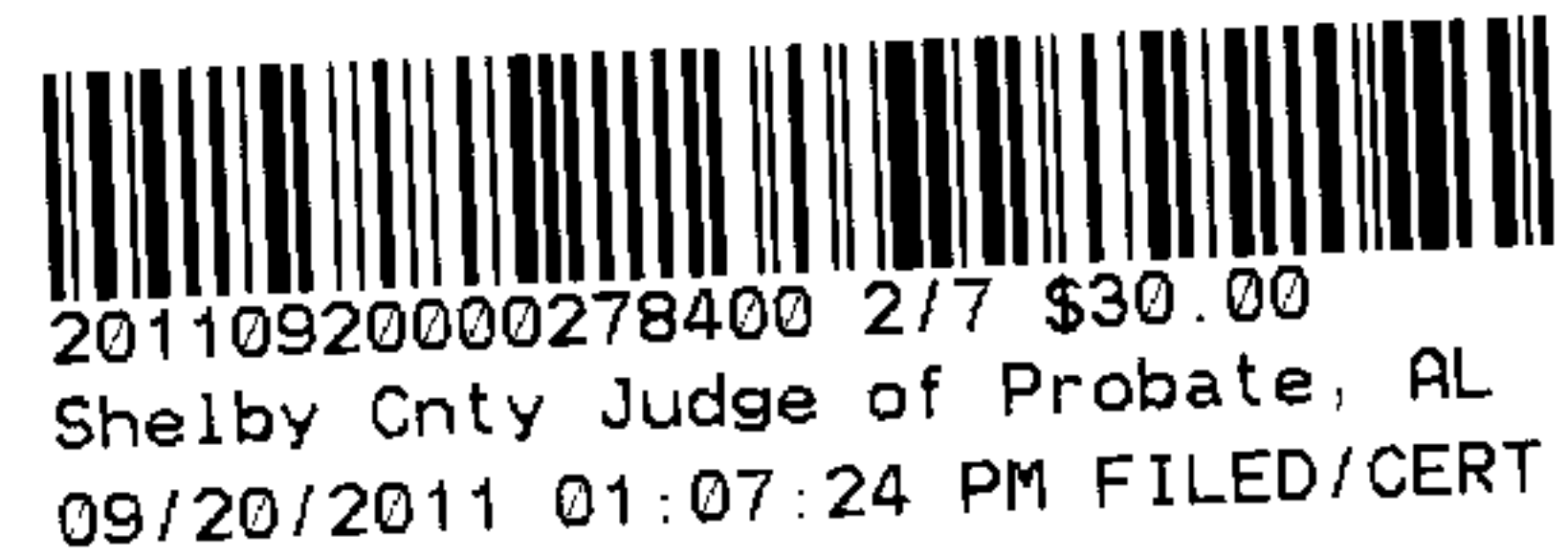
A stone patio and retaining walls extending beyond the rear boundary line of the Property (collectively the "Encroachments", all as shown on the as-built survey attached hereto as Exhibit "B");

WHEREAS, Mrs. Campbell alleges her predecessor in title purportedly received approval or permission of the Licensor or the Greystone Farms Architectural Review Committee to construct or install the Encroachments on any portion of the Common Area;

WHEREAS, the Licensor disputes that any such approval or permission was granted to Licensee's predecessor in interest;

WHEREAS, the Licensor has agreed to allow the Encroachments to remain, subject to the terms of this Agreement.

NOW THEREFORE, in consideration of the terms and conditions contained herein,



the parties hereto agree as follows:

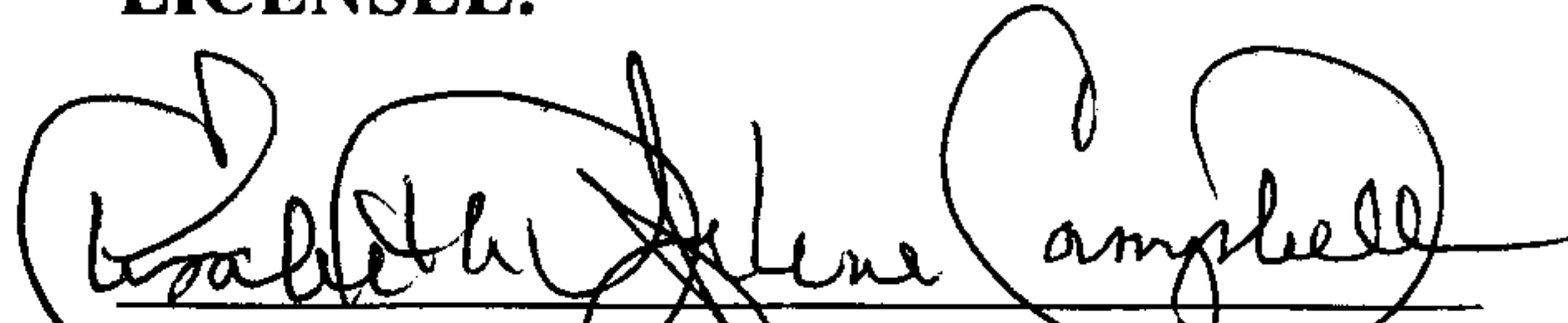
1. License. The Licensor, for and in consideration of the premises and the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, hereby gives the Licensee a revocable license (the "License") to permit the Encroachments to remain in the Common Area and to enter upon the Common Area to use, maintain and repair the Encroachments.
2. Term of License. This License may be terminated by Licensor by giving written notice to the Licensee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the date specified in such notice for the date of termination. Upon revocation or termination of the License, the Licensee, may volunteer at its cost and expense, to remove the Encroachments from the Common Area and restore, to the satisfaction of the Licensor, the portion of the Common Area affected by this Agreement to the same condition as the Common Area was in prior to the construction of the Encroachments. If, however, the Licensee elects not to remove the Encroachments within sixty (60) days after the termination of the License, or gives written notice of its election not to voluntarily remove the Encroachments, the Licensor may do so at its own expense without charge to Licensee or lien rights against Licensee's property for the cost of removal.
3. No Claims of Ownership, Adverse Possession, Prescriptive Easement or Abandonment. Licensee does hereby certify, represent, declare and confirm that it has no title in and to the Common Area nor to any portion thereof, and Licensee has not, does not, and will not claim any such title nor any easement over the Common Area by virtue of the Encroachments, this License or otherwise. Licensee further acknowledges and agrees that it does not have and will not assert at any time any claim of adverse possession or prescriptive easement with respect to the Encroachments or any portion of the Common Area nor any claim that by giving the License, the Licensor has abandoned the affected segments of the Common Area.
4. Maintenance. The Licensee shall maintain the Encroachments in good condition and repair, at no expense to the Licensor.
5. Alterations/Other Improvements. Licensee shall not place any other Improvements or other personal property in the Common Area, nor shall the Encroachments be materially altered, remodeled, improved or physically changed, without the prior written consent of the Licensor.
6. Indemnity. Licensee hereby agrees to indemnify and hold harmless the Licensor from any claim, action, liability or cause of action arising from or relating in any way to the Encroachments or any other Improvement or personal property placed in the Common Area by or at the request of Licensee.
7. License Only. This License shall be deemed to be a revocable license and in no event shall the License be construed or deemed to create an easement in favor of the Licensee.
8. No Waiver. Nothing in this agreement shall be construed as a waiver by the Licensor of

any rights or powers it possesses under the Declaration, Articles of Incorporation or Bylaws of the Greystone Farms Owner's Association, Inc.

9. Assignment of Rights. The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation or other entity without the prior, express and written consent of the other party.

Date: August 26, 2011

LICENSEE:

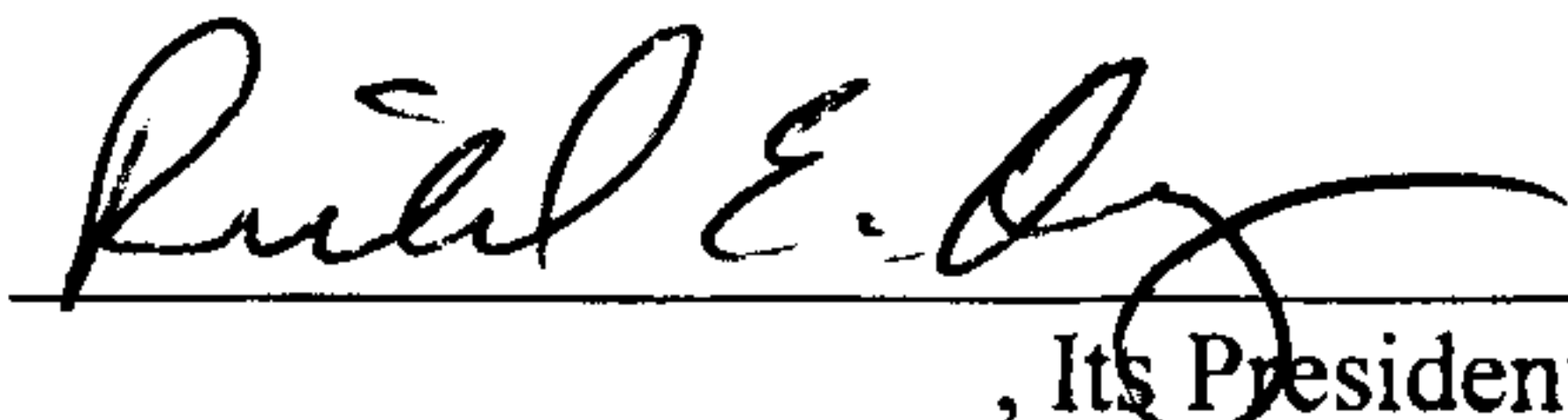

ELISABETH ARLENE CAMPBELL
(formerly known as Elisabeth Arlene Pardue)


ROBERT MCGREGOR CAMPBELL


LICENSOR:

GREYSTONE FARMS OWNER'S
ASSOCIATION, INC.,
an Alabama non-profit corporation,

Date: SEPTEMBER 13, 2011

By: 
_____, Its President

[Acknowledgments begin on following page.]


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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Elisabeth Arlene Campbell**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of August, 2011.



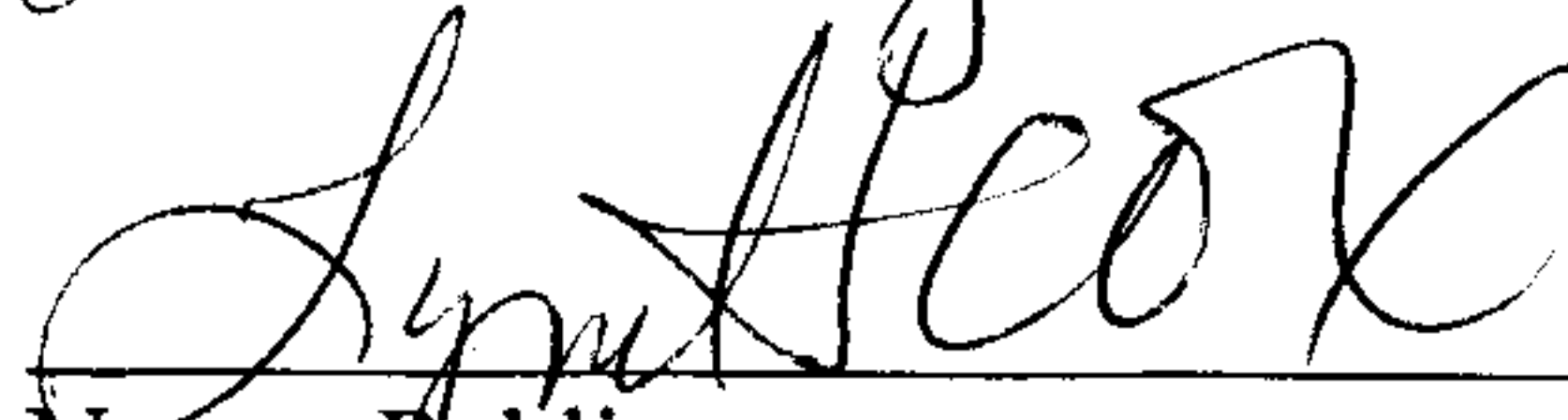
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 26, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert McGregor Campbell**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

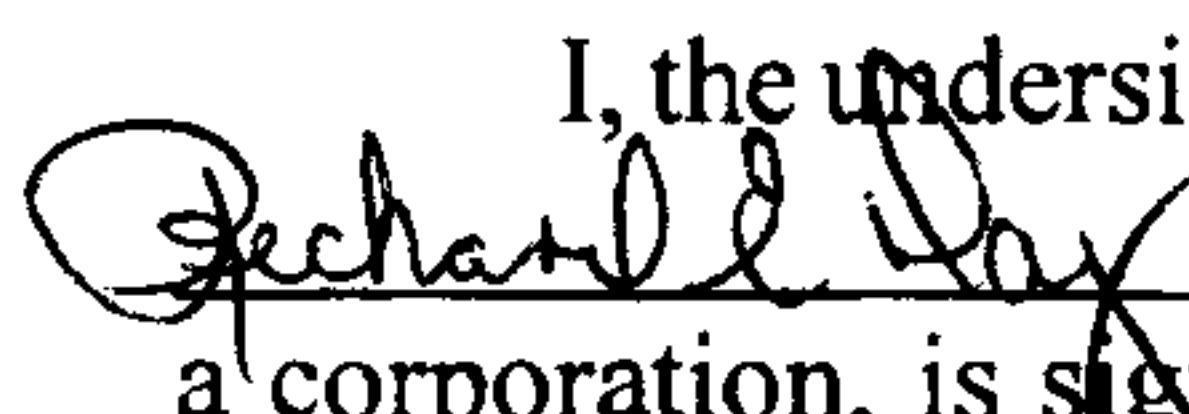
Given under my hand and official seal, this the 26th day of August, 2011.



Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 26, 2015

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  **Richard L. Day**, whose name as President of **Greystone Farms Owner's Association, Inc.**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she, as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of September, 2011.



NOTARY PUBLIC

My Commission Expires: 10/24/12



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EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Lot 3, according to the Amended Final Plat of Greystone Farms,
Lake's Edge Sector, as recorded in Map Book 21, Page 79, in the
Probate Office of Shelby County, Alabama.



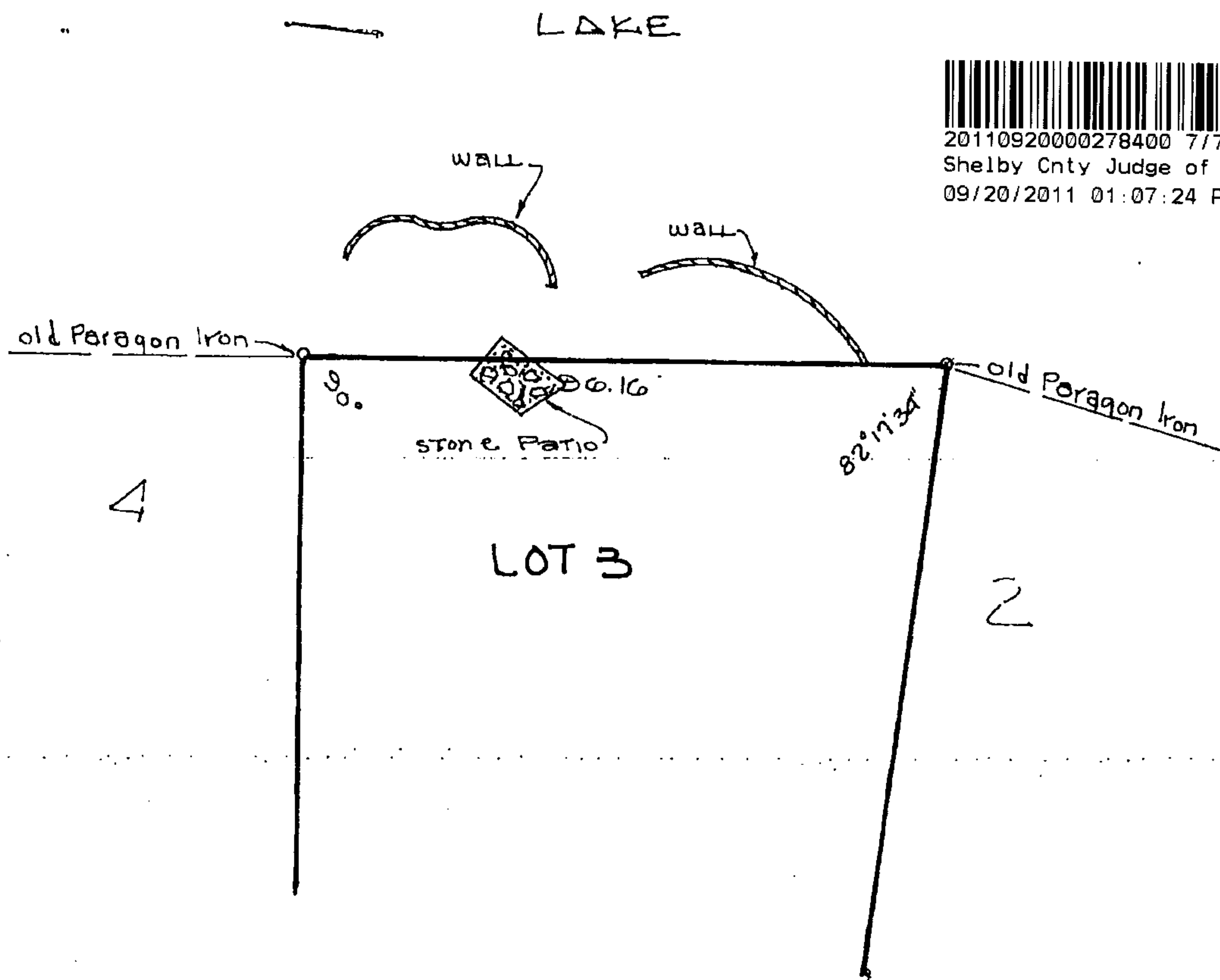
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EXHIBIT "B"

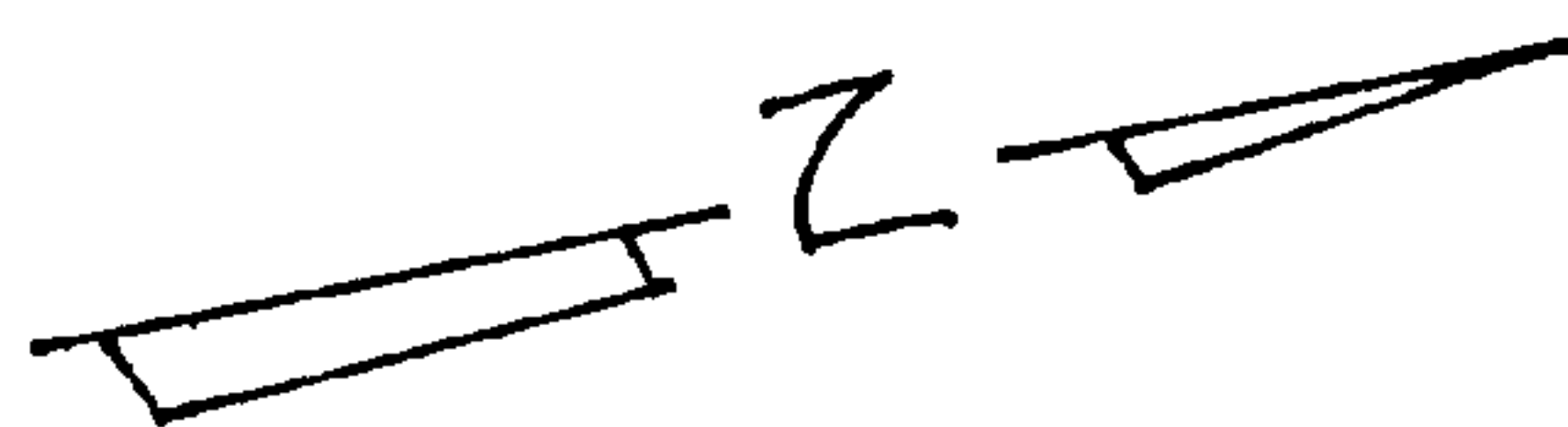
SURVEY / ENCROACHMENTS



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#5509 LAKE'S EDGE DRIVE

LOT 3

COMMON AREA ENCROACHMENTS

AMENDED FINAL RECORD PLAT OF GREYSTONE FARMS
LAKE'S EDGE SECTOR MB 21, PG 79

DATE: March 29, 2008

SCALE: 1" = 30'

WEYGAND SURVEYORS
169 OXMOOR ROAD
HOMEWOOD, AL, 35209

Order # 68910