

STATE OF ALABAMA)
COUNTY OF SHELBY)

LICENSE AGREEMENT AND EASEMENT

WHEREAS, This easement made and entered into this 28th day of September, 2012, by and between **Highland Lakes Development, Ltd.**, an Alabama Limited Partnership and **Highland Lakes Residential Association, Inc.**, an Alabama Non-Profit Corporation (hereinafter referred to as Grantors) and **Charles M. Campbell** and wife, **Annie T. Campbell** (hereinafter referred to as Grantee):

WHEREAS, As shown by the Survey attached hereto as Exhibit "A" which was prepared by Jeff d. Arrington, Reg. L.S. No. 18664 of Arrington Engineering & Land Surveying, Inc. dated September 21, 2012, there is an encroachment of a Driveway of up to nine (9.0') feet and associated landscaping of up to three (3.0') feet adjacent to the Driveway, from said Lot 2938, according to the survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33-C, in the Probate Office of Shelby County, Alabama, in particular on the Northeast side of said Lot 2938 onto the adjacent common area, such encroachment being more particularly described on Exhibit "A", all as shown on the attached survey (a copy of which is attached hereto and made a part hereof as Exhibit "A"); and

WHEREAS, Grantors are the owners the said the common area and do hereby grant a permanent License and Easement to permit the identified encroachment and use thereof by Grantees to remain undisturbed; and

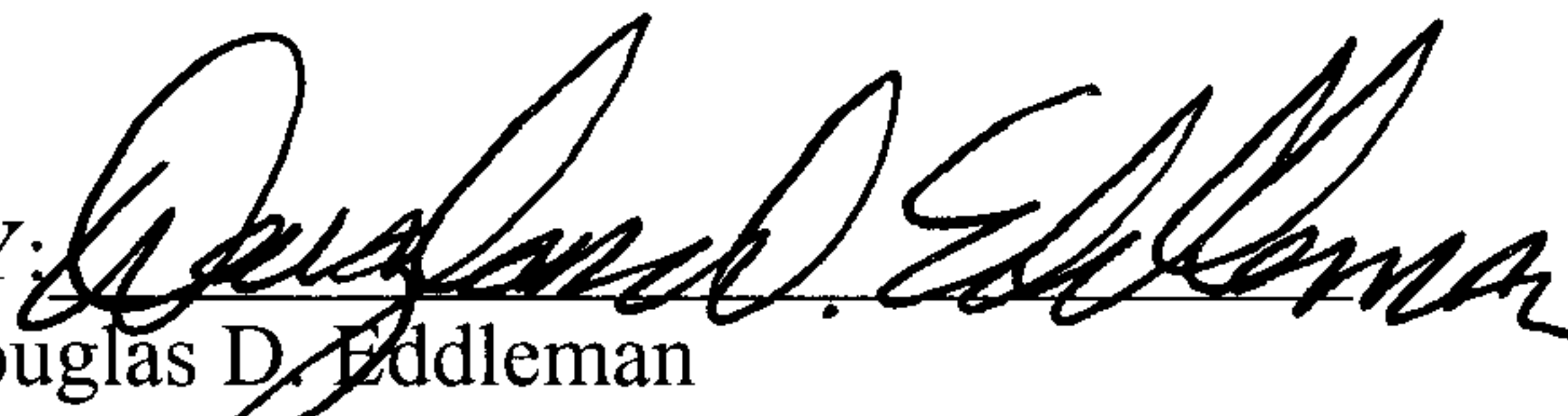
WHEREAS, Grantors are willing to grant such permanent License and Easement to Grantees upon certain terms and conditions as herein set out.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES CONTAINED HEREIN AND ONE DOLLAR in hand paid by the Grantees, the receipt and sufficiency of which is acknowledged, the Grantor does grant, bargain and convey to Grantees, their heirs, successors and assigns, a permanent License and Easement to permit the driveway and associated landscaping now encroaching from said Lot 2938, according to the survey of Highland Lakes, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33-C, in the Probate Office of Shelby County, Alabama onto the adjacent common area, being more particularly described on Exhibit "A" and as shown by the survey of Arrington Engineering & Land Surveying, Inc., dated September 21, 2012 and attached hereto as Exhibit "A" to remain in place and such property's exclusive use by Lot 2938. Also, granted with this License and Easement is the right in the Grantees to enter onto and have the unrestricted reasonable use of such property on the adjacent common area, to include performing all reasonable and/or necessary maintenance and repair work as shall be required in the proper care and preservation of the driveway and associated landscaping, which right of maintenance and repair shall include the replacement of the landscaping in conformity with the quality of the current landscaping.

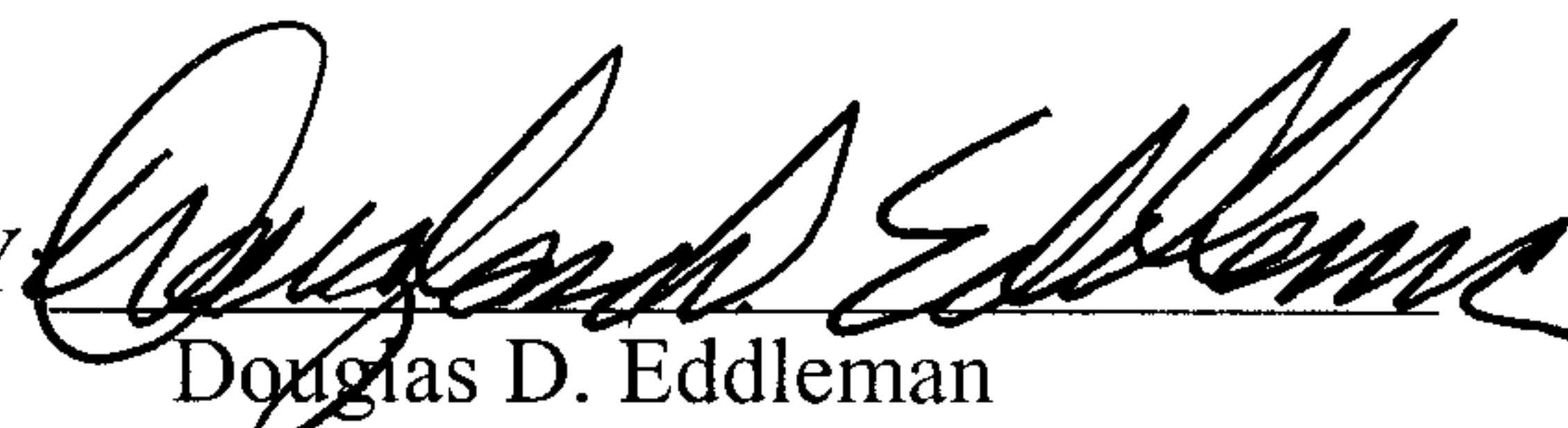
The granting of this License and Easement shall constitute a covenant running with the land and its terms shall be binding upon the Grantors' and Grantees' respective successors and assigns forever.

In Witness Whereof this License Agreement has been executed this 28th day of September, 2012.

GRANTOR:
HIGHLAND LAKES DEVELOPMENT, LTD.
BY: EDDLEMAN PROPERTIES, INC.
Its General Partner

BY: 
Douglas D. Eddleman
Its President

Highland Lakes Residential
Association, Inc.

BY: 
Douglas D. Eddleman
Its President



20121010000389090 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/10/2012 12:41:37 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Properties, Inc., an Alabama Corporation, which is General Partner of Highland Lakes Development, Ltd., an Alabama Limited Partnership, 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 the above and foregoing instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership on the day the same bears date.

Given under my hand and official seal of office this the 28th day of September, 2012.



Notary Public

My Commission Expires: 6-5-2015

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President of Highland Lakes Residential Association, Inc., an Alabama Non-Profit 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 28th day of September, 2012.



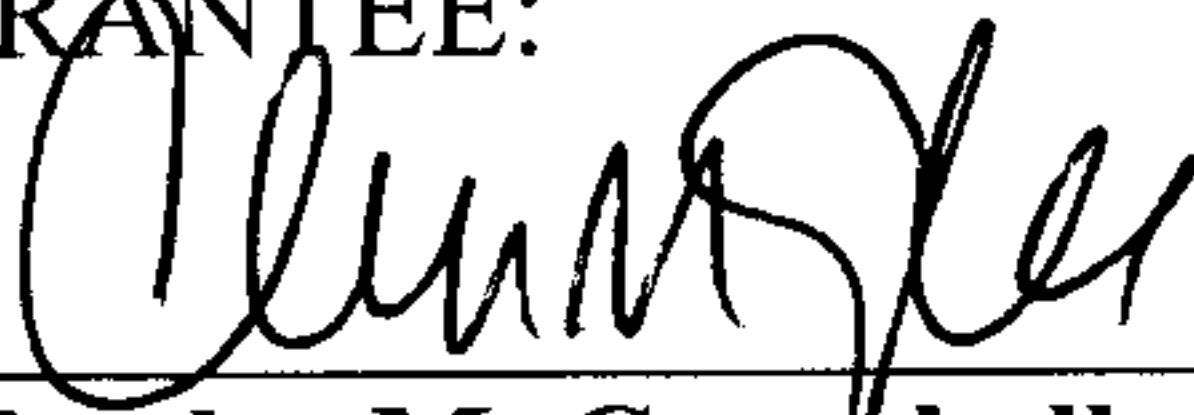
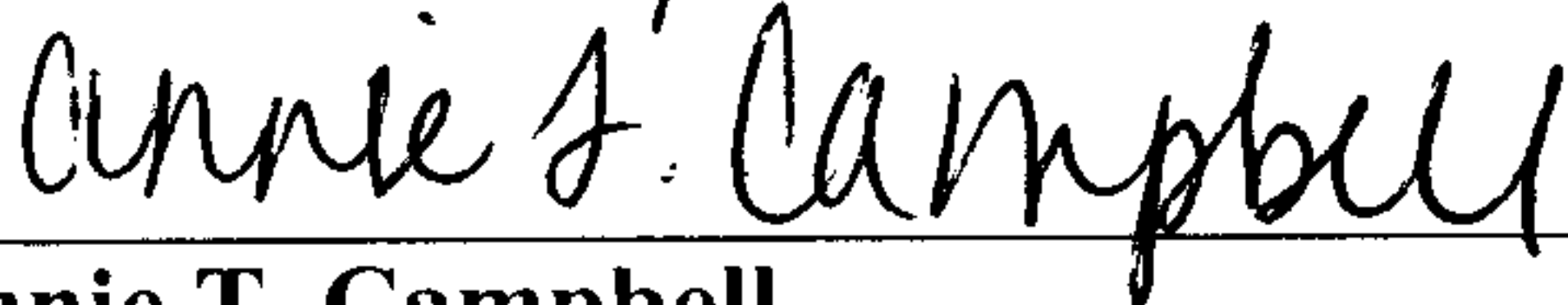
Notary Public

My Commission Expires: 6-5-2015


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The Purchasers of Lot 2938 execute this License Agreement and Easement to acknowledge and accept the terms and conditions of this hereinabove License Agreement and Easement and Purchasers, their successors and assigns, agree and understand that the property is subject to the foregoing grant of easement.

GRANTEE:



Charles M. Campbell

Annie T. Campbell

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles M. Campbell** and wife, **Annie T. Campbell**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

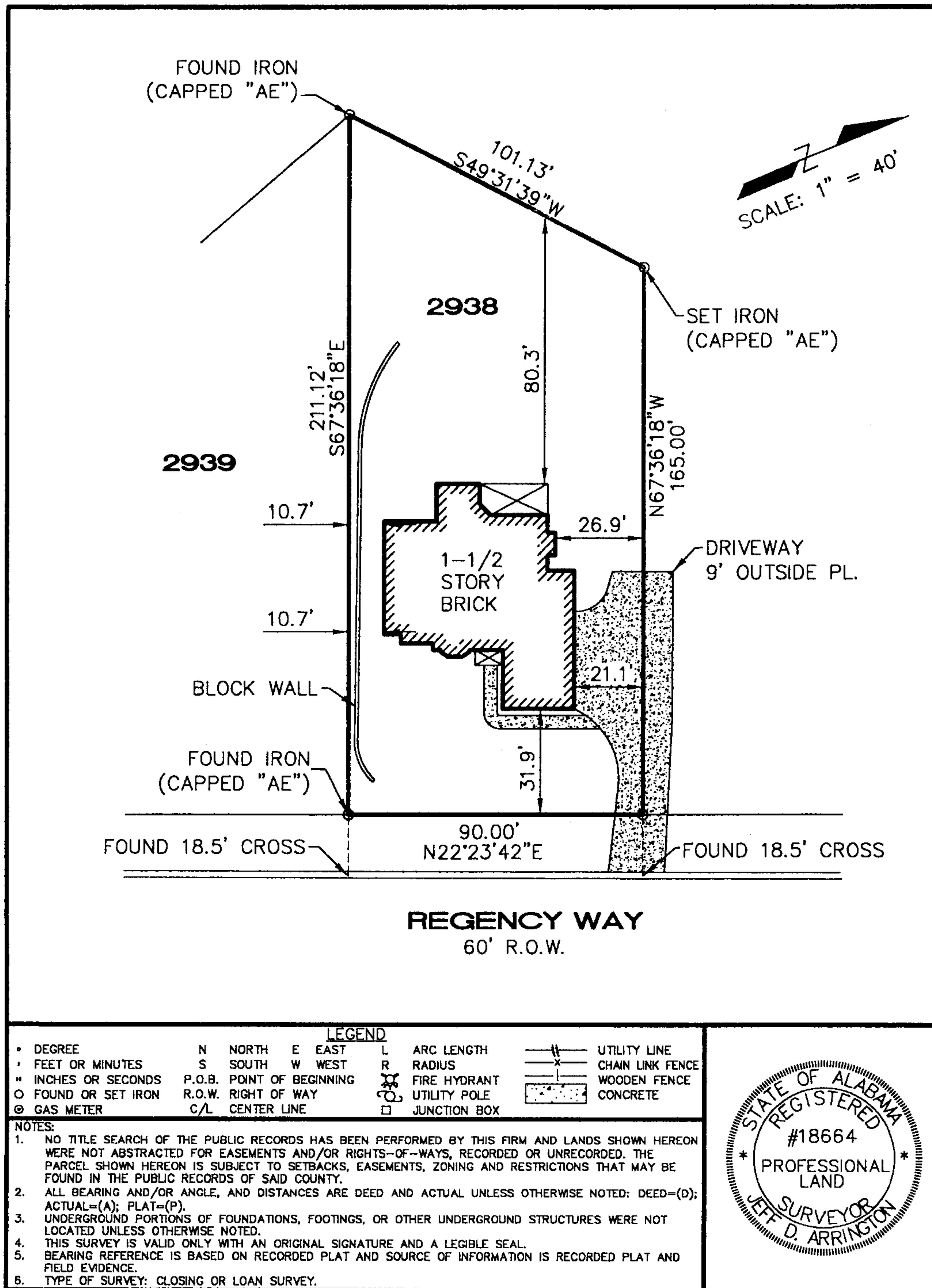
Given under my hand and official seal this 28th day of September, 2012.

My Commission expires: 6-5-2015 
NOTARY PUBLIC


20121010000389090 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
10/10/2012 12:41:37 PM FILED/CERT

Shelby County, AL 10/10/2012
State of Alabama
Deed Tax:\$1.00

EXHIBIT "A"



20121010000389090 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY COUNTY

I, Jeff D. Arrington, a registered Land Surveyor, certify that I have surveyed Lot 2938, according to the survey of HIGHLAND LAKES 29TH SECTOR, AN EDDLEMAN COMMUNITY (SHEET 3 OF 4), as recorded in Map Volume 36, Page 33-C, in the office of the Judge of Probate Shelby County, Alabama; 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; That there are no encroachments on said lot except as shown; That improvements are located as shown above. No Flood Zone Determination was requested or performed as part of this survey.

Address: 1071 REGENCY WAY
Drawing Date: 09-25-2012
Date of Survey: 09-21-2012 By: MA
Order No. 49764 Field Book: ---
For: CAMPBELLS

Jeff D. Arrington, AL Reg. #18664
Arrington Engineering & Land Surveying, Inc.
2032 Valleydale Road, Birmingham, AL 35244
Phone: (205) 985-9315 (Fax 205-985-9385)