

STATE OF ALABAMA)
COUNTY OF SHELBY)


20131218000483660 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
12/18/2013 12:34:22 PM FILED/CERT

LICENSE AGREEMENT

This easement made and entered into this 16th day of December, 2013, by and between **The Village at Highland Lakes, Inc.**, an Alabama Corporation (hereinafter referred to as the "Grantor and Developer") and **The Village at Highland Lakes Residential Association, Inc.**, an Alabama Non-Profit Corporation (hereinafter referred to as the "Association"), and **WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON**, (hereinafter referred to as "Grantee"):

WHEREAS, **WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON** (hereinafter referred to as "Grantee") is the owner of the following described property having a physical address of 1109 Regent Park Drive, Birmingham, AL 35242, more particularly described as follows, to-wit:

Lot 54, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Six, as recorded in Map Book 42, Page 60, in the Probate Office of Shelby County, Alabama.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to the Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, and convey to the Grantee, their heirs, successors, agents, assigns, guests and invitees, a license with the right, privilege, authority and obligation to said Grantee, their heirs, successors, agents and assigns, to install and maintain landscaping and any associated lawn sprinkler or irrigation on the following described land, situated in Shelby County, Alabama:

An license approximately twenty (20) feet wide by 108 feet long situated within the Common Area 6-A lying immediately West of Lot 54, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Six, as recorded in Map Book 42, Page 60, in the Probate Office of Shelby County, Alabama, a copy of which is attached hereto and made a part hereof, for ingress, egress and utilities for the installation, construction and maintenance of landscaping and any associated lawn sprinkler and irrigation (herein referred to as the "License Area").

Further, there shall be a license for ingress and egress to enter upon, over and under the premises at any and all times for the purpose of installing, inspecting, maintaining, and performing all requisite and necessary maintenance, making such repairs or replacing the landscaping and any associated lawn sprinkler and irrigation as shall be required in the proper care and preservation of the lawn, landscaping, sprinkler and irrigation system.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD, unto the said WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON, their heirs, successors and assigns, forever, subject to the following terms and conditions:

1. The grant of this License Agreement and the covenants contained herein shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their respective successors and assigns.

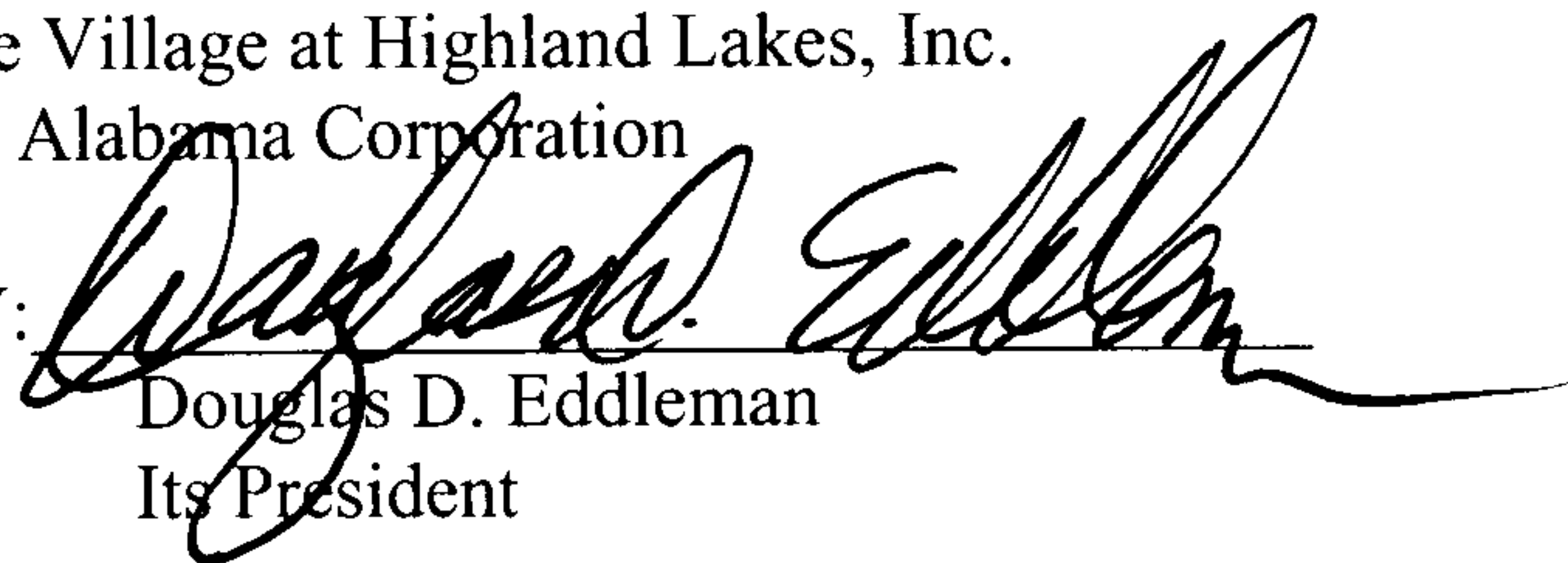
2. The Grantee herein, WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON, their heirs, successors and assigns shall have the sole responsibility and obligation for maintaining the lawn and landscaping and any associated lawn sprinkler and irrigation within said License Area.

3. The Grantee herein, WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON, for themselves, their heirs, successors and assigns, make no claim of ownership in and to the said license area, but requests area, but requests only that Grantor grant to them a License to permit them to install, inspect, maintain, repair, and replace the landscaping and any associated lawn sprinkler or irrigation within said License Area.

IN WITNESS WHEREOF, The Village at Highland Lakes, Inc., by its President, Douglas D. Eddleman, has caused this easement to be executed this the 16th day of December, 2013.

The Village at Highland Lakes, Inc.
An Alabama Corporation

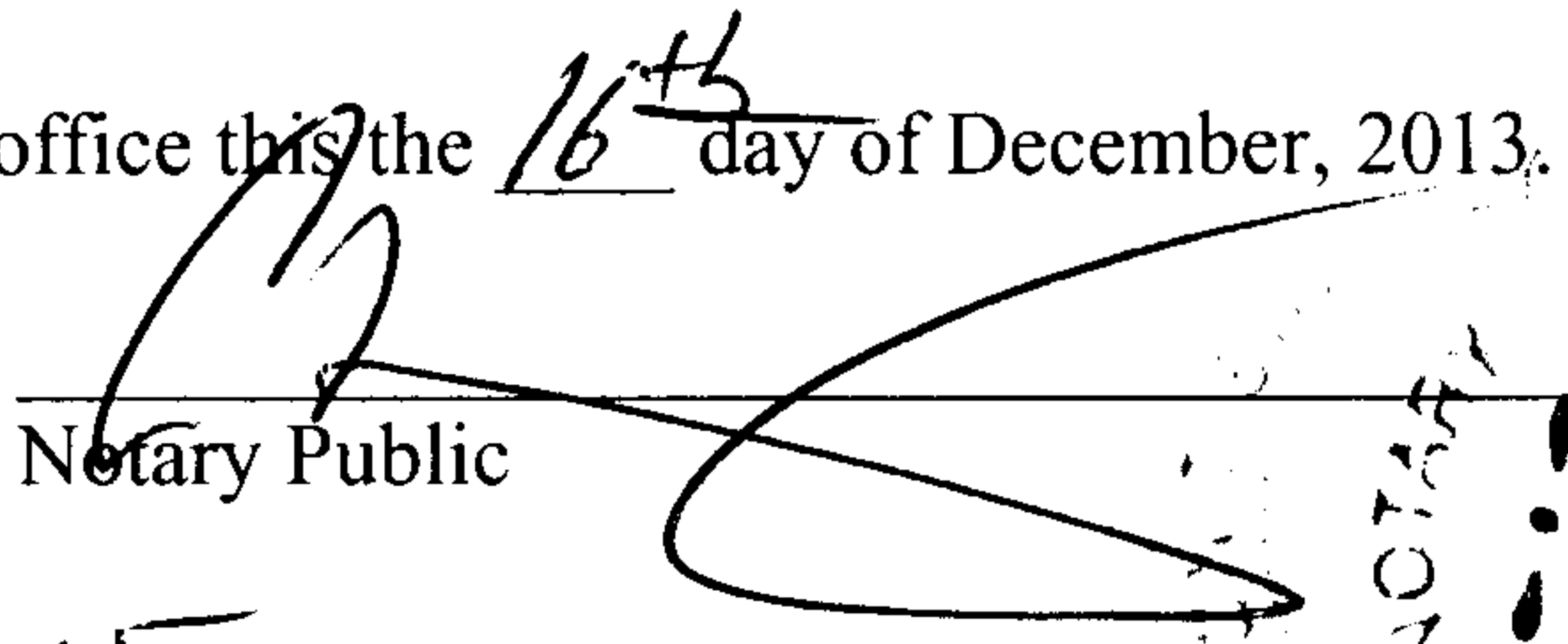
BY:


Douglas D. Eddleman
Its President

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 The Village at Highland Lakes, Inc., an Alabama 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 above and foregoing instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

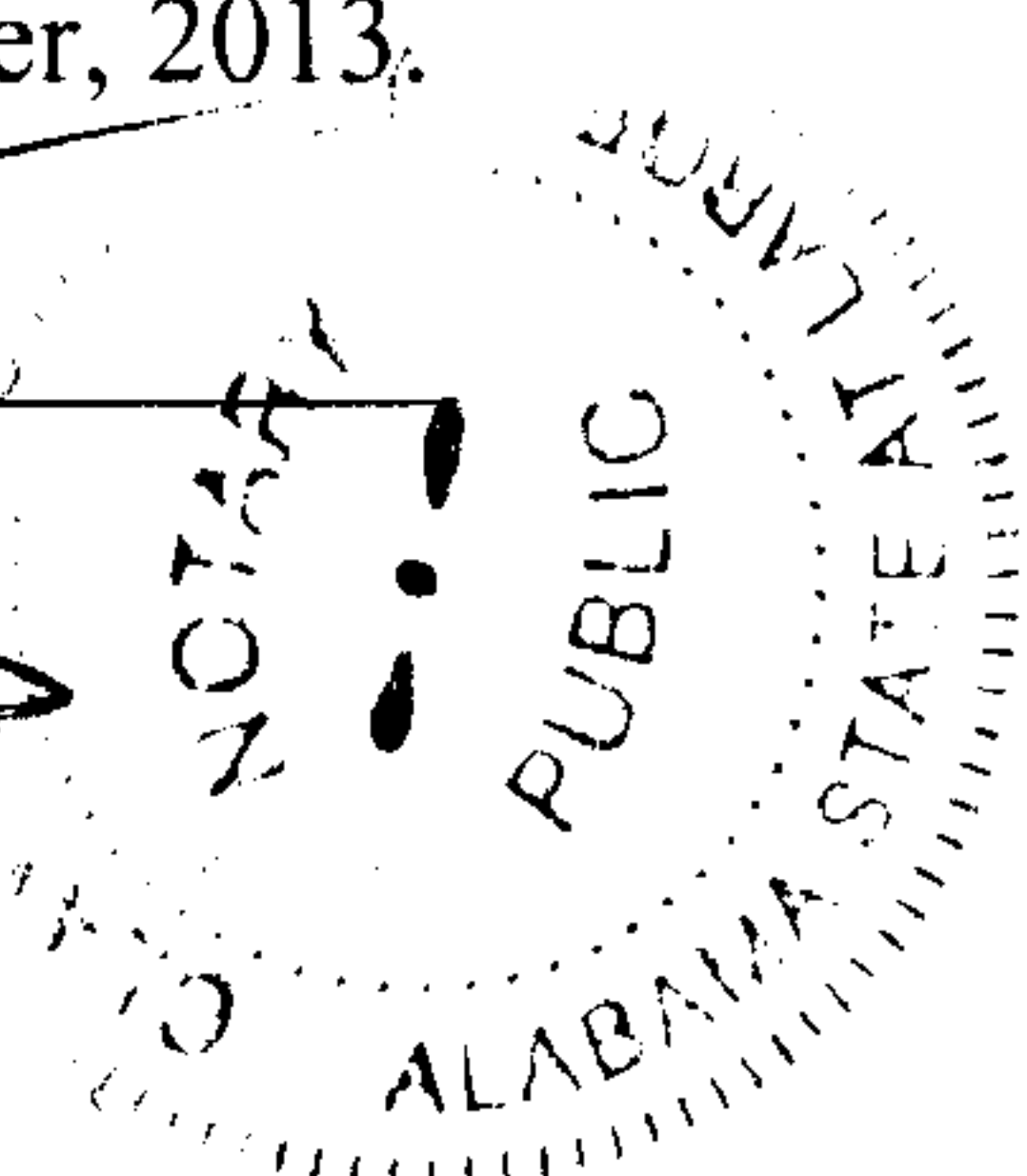
Given under my hand and official seal of office this the 16th day of December, 2013.


Notary Public

My Commission Expires: 6-5-2015

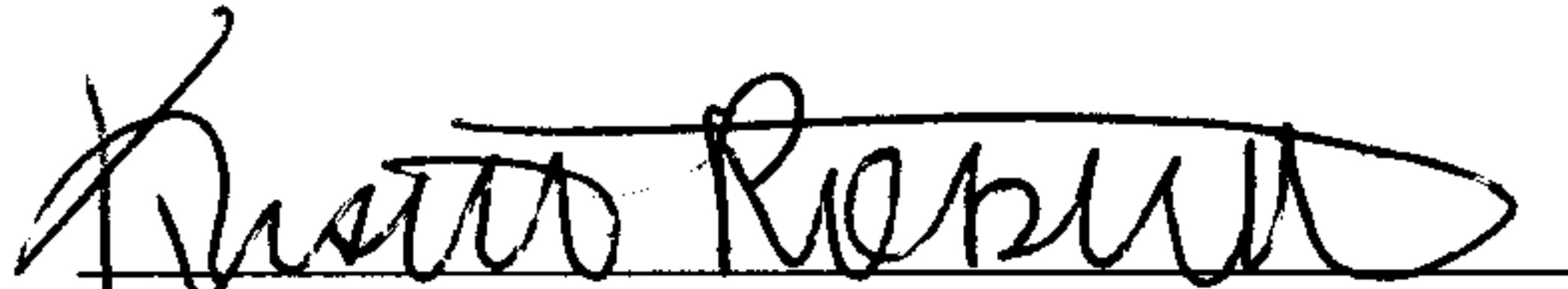


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WILLIAM A. ROBERTSON and KRISTINE LYNN ROBERTSON as Grantees herein and being the Owner of Lot 55, The Village at Highland Lakes, Regent Park Neighborhood, Phase Six, Map Book 42, Page 60, Shelby County, Alabama, executes this License Agreement to acknowledge and accept the terms and conditions of the hereinabove License Agreement for themselves, their successors and assigns.

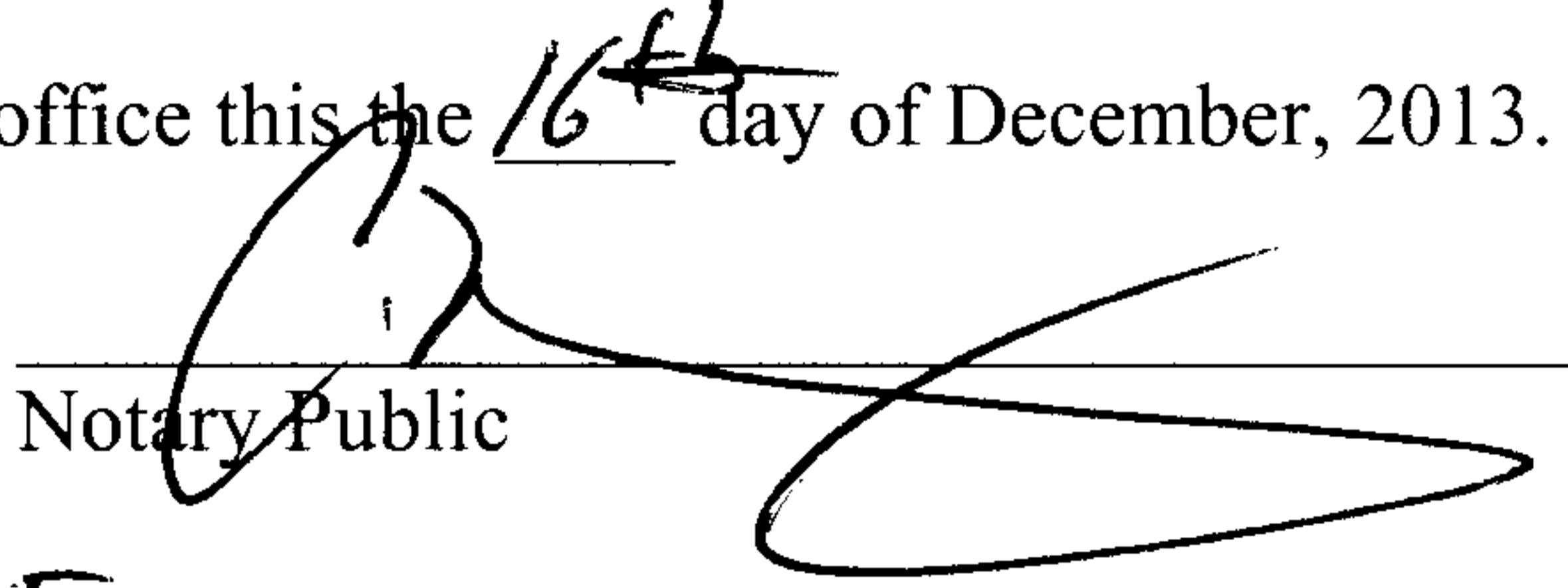

WILLIAM A. ROBERTSON


KRISTINE LYNN ROBERTSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that WILLIAM A. ROBERTSON and wife, KRISTINE LYNN ROBERTSON, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the above foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 16th day of December, 2013.


Notary Public

My Commission Expires: 6-5-2015

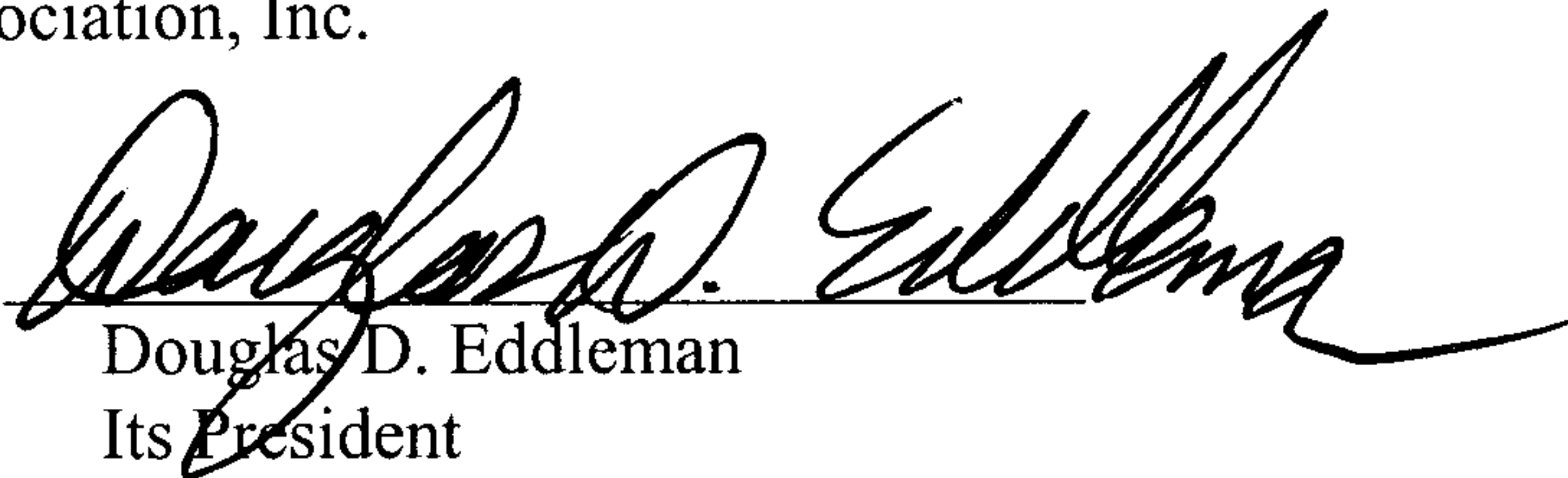



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The Village at Highland Lakes Residential Association, Inc executes this License Agreement only to acknowledge and consent to all terms, conditions, restrictions and conditions contained hereinabove. The Village at Highland Lakes Residential Association, Inc. does for itself, its successors and assigns, agree and understand that the license herein granted is subject to the foregoing terms, conditions, restrictions and conditions of said License Agreement.

The Village at Highland Lakes Residential Association, Inc.

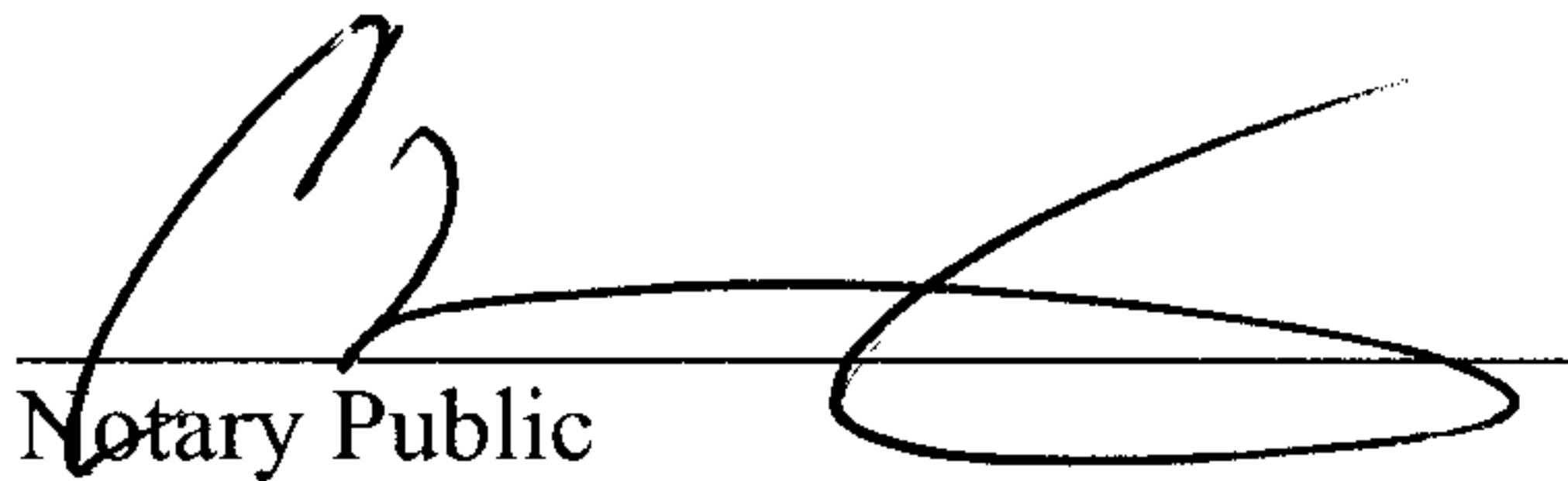
BY:


Douglas D. Eddleman
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

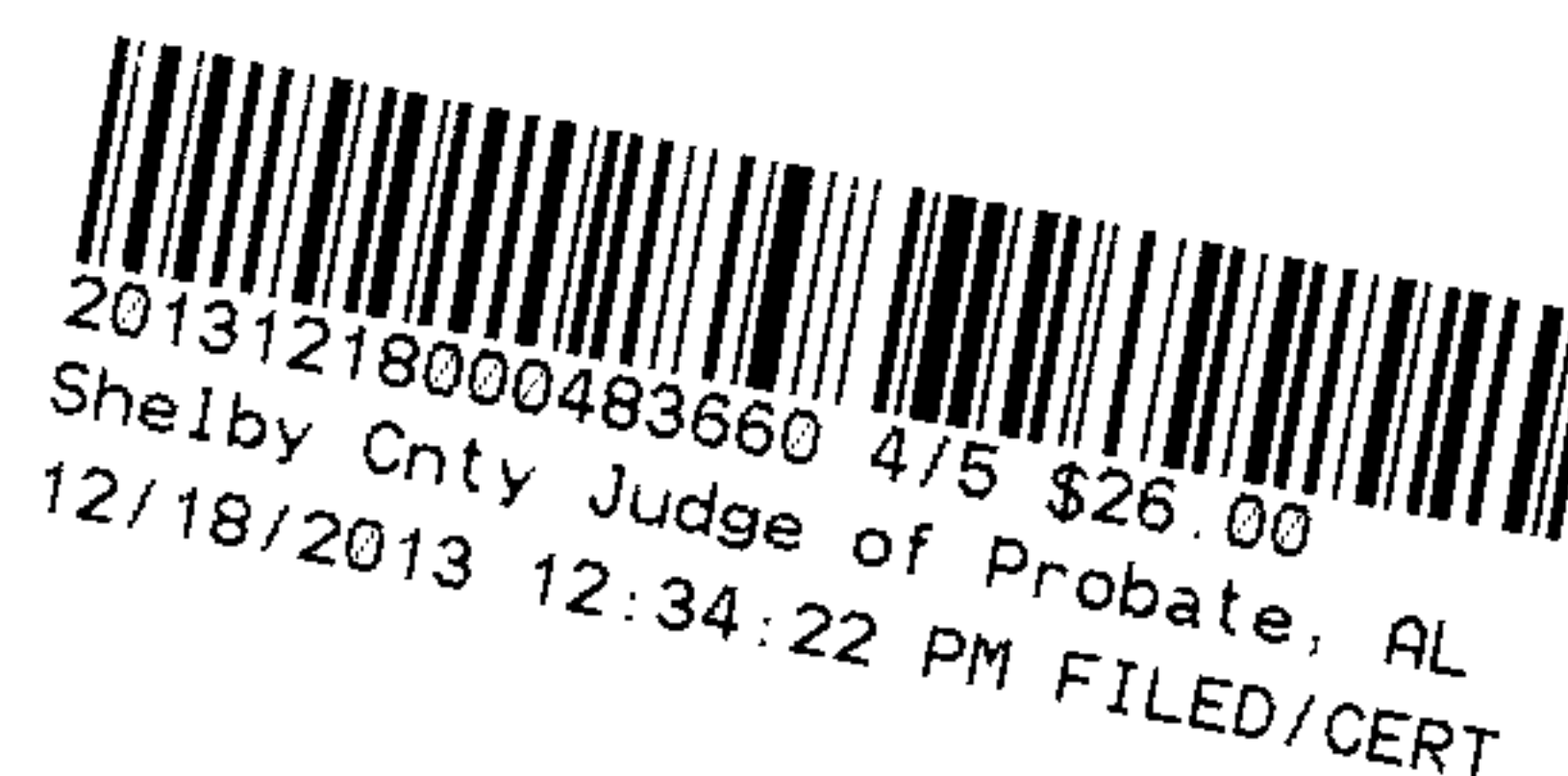
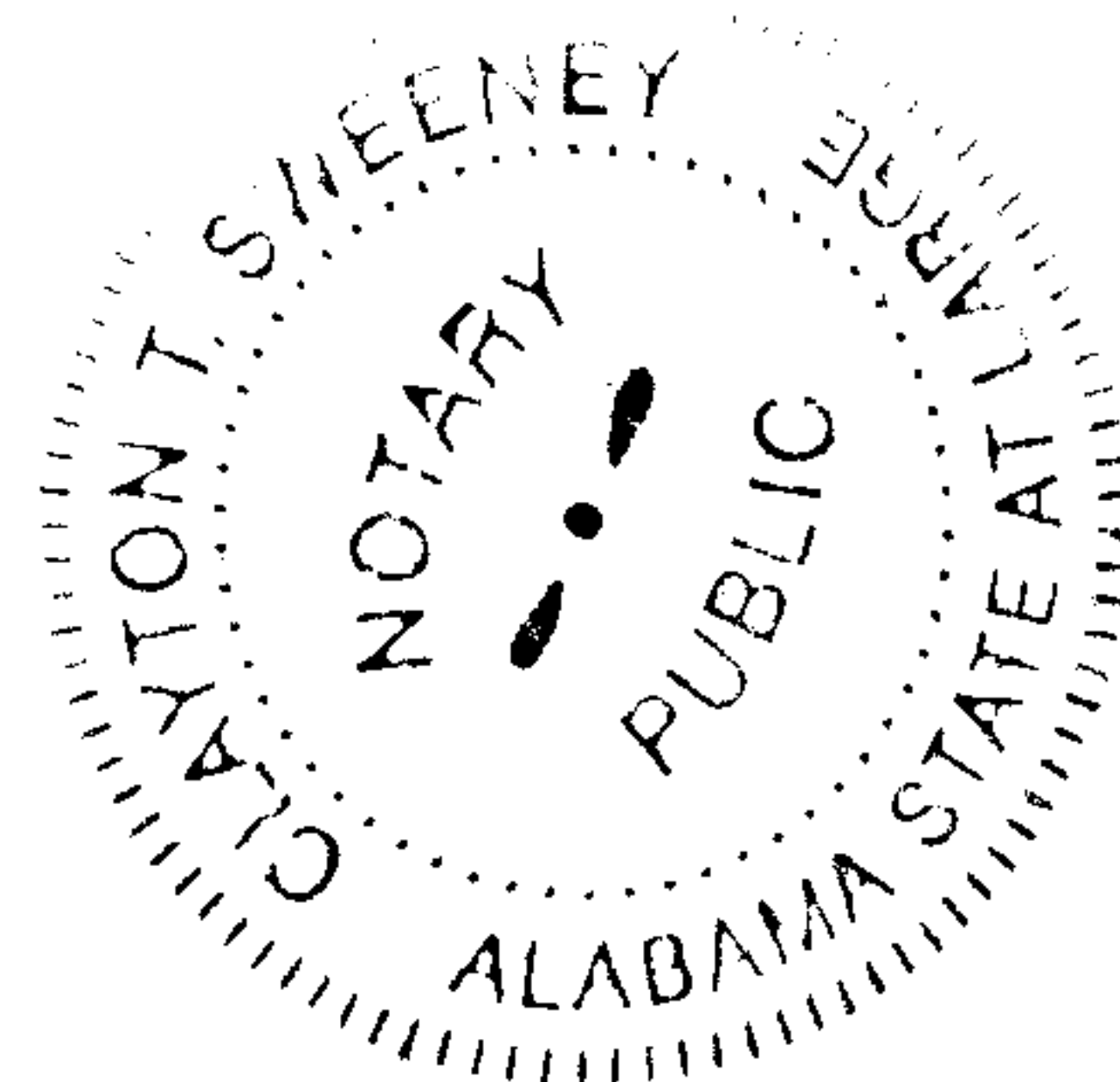
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President of The Village at Highland Lakes Residential Association, Inc., an Alabama Non-Profit Corporation, is signed to the foregoing instrument, and who is known to me, 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.

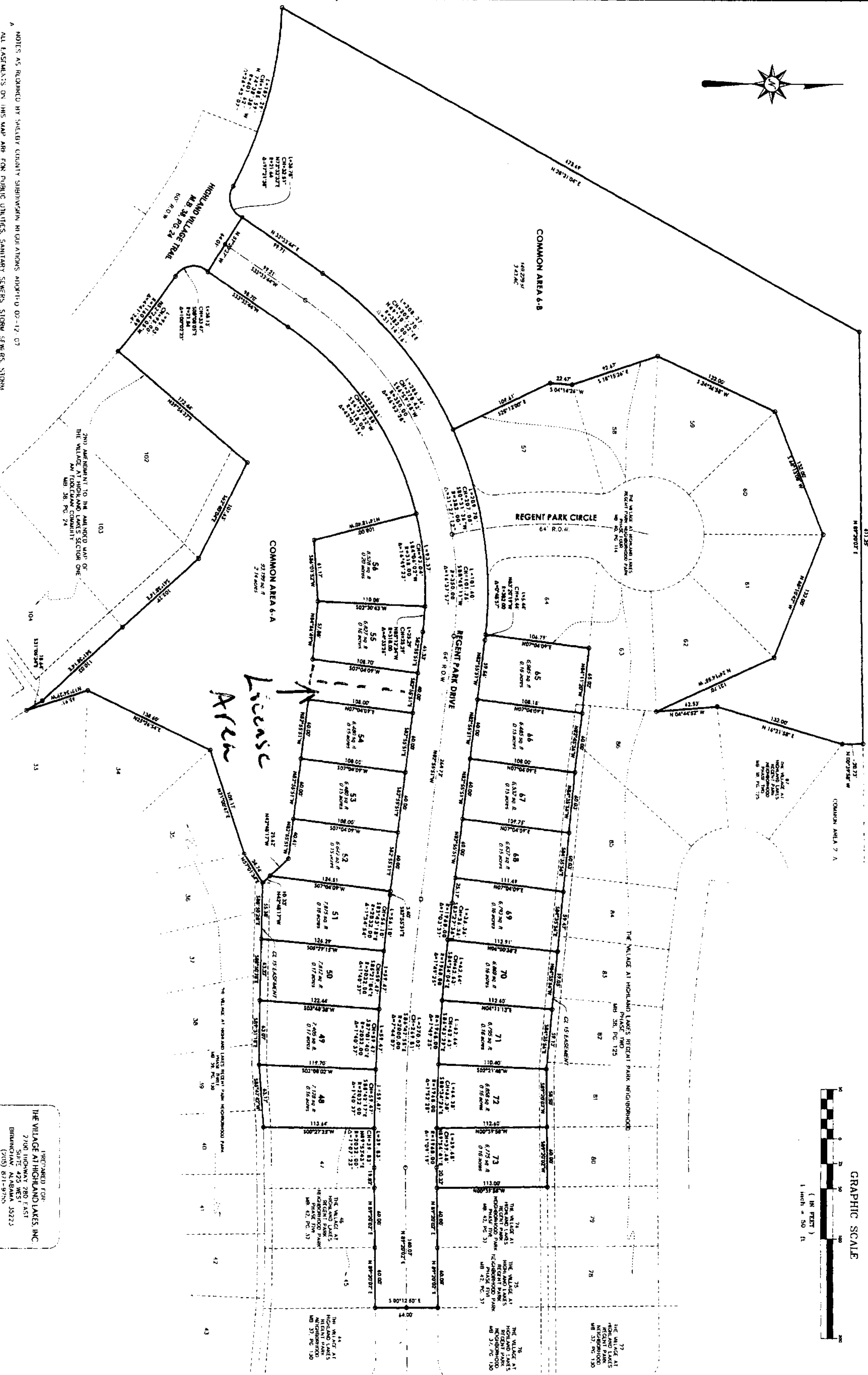
Given under my hand and official seal this the 16th day of December, 2013.


Notary Public

My Commission Expires: 6-5-2015

This Instrument Prepared By:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223





GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

**THE VILLAGE AT HIGHLAND LAKES
REGENT PARK NEIGHBORHOOD
PHASE SIX**

SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19
SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, JEFF D. ABERNATHY, A REGISTERED LAND SURVEYOR, STATE OF ALABAMA, AND THE LITTLE B. ABERNATHY & ASSOCIATES, INC., OWNER, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER. THIS PLAT OR MAP WAS A FINAL AND CORRECT MAP OF LANDS SHOWN ON THE PREVIOUS PLAT OR MAP OF SAID OWNER, TO-WIT: THE SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, SHOWING THE SUBDIVISIONS INTO WHOLE AND PARTS OF PROPOSED LOTS, BLOCKS, LOTS, TRACTS, AND OTHER UNDIVIDED LANDS, CHANGING THE EIGHTH AND NINTH OF THE BOUNDARIES OF EACH AND ITS NEIGHBOR, SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, CHANGING THE EIGHTH, TENTH AND ELEVENTH OF THE LOTS, AND THE NUMBER OF LOTS, AND BLOCK, WIDTH AND MAKE OF EACH STREET, AS WELL AS THE NUMBER OF LOTS, AND BLOCK, TOWNSHIP, RANGE AND MERIDIAN OF THE LANDS, TO THE GOVERNMENT SURVEY OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, AND THE SAME BEING CORRECTED AND CHANGED, AND THE SAME BEING NOT SUBJECT TO ANY MORTGAGE, EXCEPT A MORTGAGE, HELD BY COMBASS BANK.

INTERVIEW STATEMENT: 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.

DATE 3/23/11

CHANCE:
THE WACHS AT HIGH AND LARGE, INC
BY Adelinde Coleman
JUDITH D. EDULMAN, PRESIDENT

ALABAMA LICENSE #18864
MORTGAGE
Eric Smith
OFFICER, COMPASS BANK
4958 VALLEYDALE ROAD
BIRMINGHAM, AL 35242

COUNTY OF ALTAIR

ORDER UNDER MY HAND AND SEAL THIS 25th DAY OF March 2011

NOTARY PUBLIC

6-10-2014
MY COMMISSION EXPIRES

1. THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUGLAS D. EDLUND, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WILGATE ARCHLAND LAKES, INC. OWNER AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT BEING DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY, FOR AND ON THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF March 2011
Donald Palmero
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/4/14

3/5/17
MY COMMISSION EXPIRES

STATE OF ALABAMA
COUNTY OF SHELBY

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE,
HEREBY CERTIFY THAT SAID INDEBITED
THE FORD COUNTY CLERK AS AN OFFICER FOR COMA'S BANK, MORGENTHAU, AND
IN CONNECTION WITH THE CONSTRUCTION OF THE NEW HIGH DIRT ROAD BEING DULY
VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL THIS 23RD DAY OF March, 2011

Blanchard

44474

MY COMMISSION EXPIRES:

NOTARY PUBLIC

9/9/11
PAY COMMISSION EXPIRES

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners

Office: (204) 385 9715
Fax: (204) 385 9335
P.O. Box 16020
Birmingham AL 35244

DRAWING TITLE
THE VILLAGE AT HIGHLAND LAKES
ELEGANT PARK NEIGHBORHOOD
PHASE SIX

DRAWN BY: MBA
CHECKED BY: JDA

LOCATION & DESCRIPTION
SITUATED IN THE NORTHWEST 1/4
OF SECTION 3, TOWNSHIP 19
SOUTH, RANGE 1 WEST, SHILBY
COUNTY, MONTANA

DATE: 02/24/11
SCALE: 1"=40'
DRAWING NAME: 45975

S11-006



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