


STATE OF ALABAMA)
COUNTY OF SHELBY)


20140320000076500 1/5 \$26.00
Shelby Cnty Judge of Probate, AL
03/20/2014 08:37:39 AM FILED/CERT

LICENSE AGREEMENT

This easement made and entered into this 4th day of February, 2014, 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 **LISA M. COSTA**, (hereinafter referred to as "Grantee"):

WHEREAS, Lisa M. Costa (hereinafter referred to as "Grantee") is the owner of the following described property having a physical address of 1113 Regent Park Drive, Birmingham, AL 35242, more particularly described as follows, to-wit:

Lot 55, 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, her heirs, successors, agents, assigns, guests and invitees, a license, with the right, privilege, authority and obligation to said Grantee, its respective 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:

A license to enter upon, over and under an approximately twenty (20) feet wide by 108.70 feet deep situated within the Common Area 6-A lying immediately East of Lot 55, 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, and maintenance of landscaping and any associated lawn sprinkler and irrigation system (hereinafter 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, and performing all requisite and necessary maintenance, making such repairs or replacing the landscaping and any associated lawn sprinkler or irrigation as shall be required in the proper care and preservation of the lawn, landscaping, sprinkler and irrigation system.

TO HAVE AND TO HOLD, unto the said LISA M. COSTA, her heirs, successors and assigns, forever, subject to the following terms and conditions:

CLAYTON T. SWEENEY, ATTORNEY AT LAW

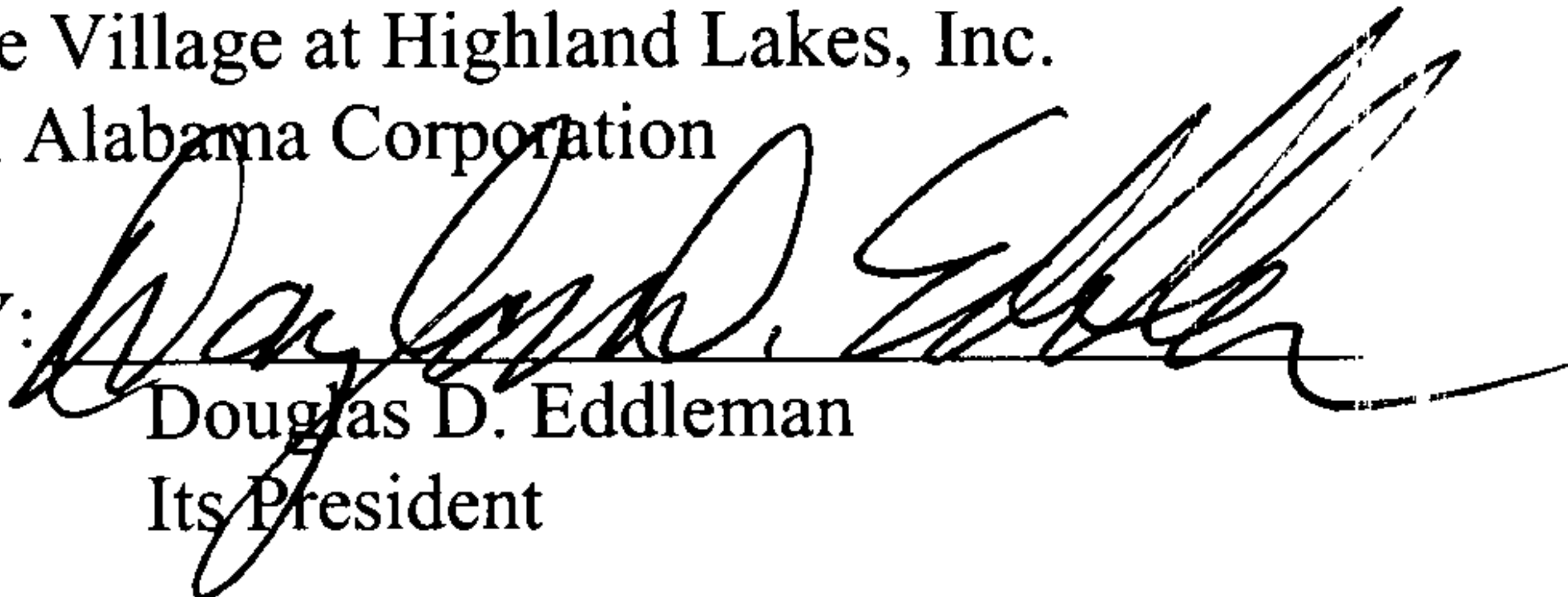
1. The grant of this license and the covenants contained herein shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their respective successors and assigns.

2. The Grantee herein, LISA M. COSTA, her heirs, successors and assigns shall have the sole responsibility and obligation for maintaining the landscaping and any associated lawn sprinkler and irrigation within said License Area.

3. The Grantee herein, LISA M. COSTA, for herself, her heirs, successors and assigns, makes no claim of ownership in and to the said license area, but requests only that Grantor grant to her a License to permit her 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 4th day of February, 2014.

The Village at Highland Lakes, Inc.
An Alabama Corporation

BY: 
Douglas D. Eddleman
Its President


STATE OF ALABAMA)
JEFFERSON COUNTY)

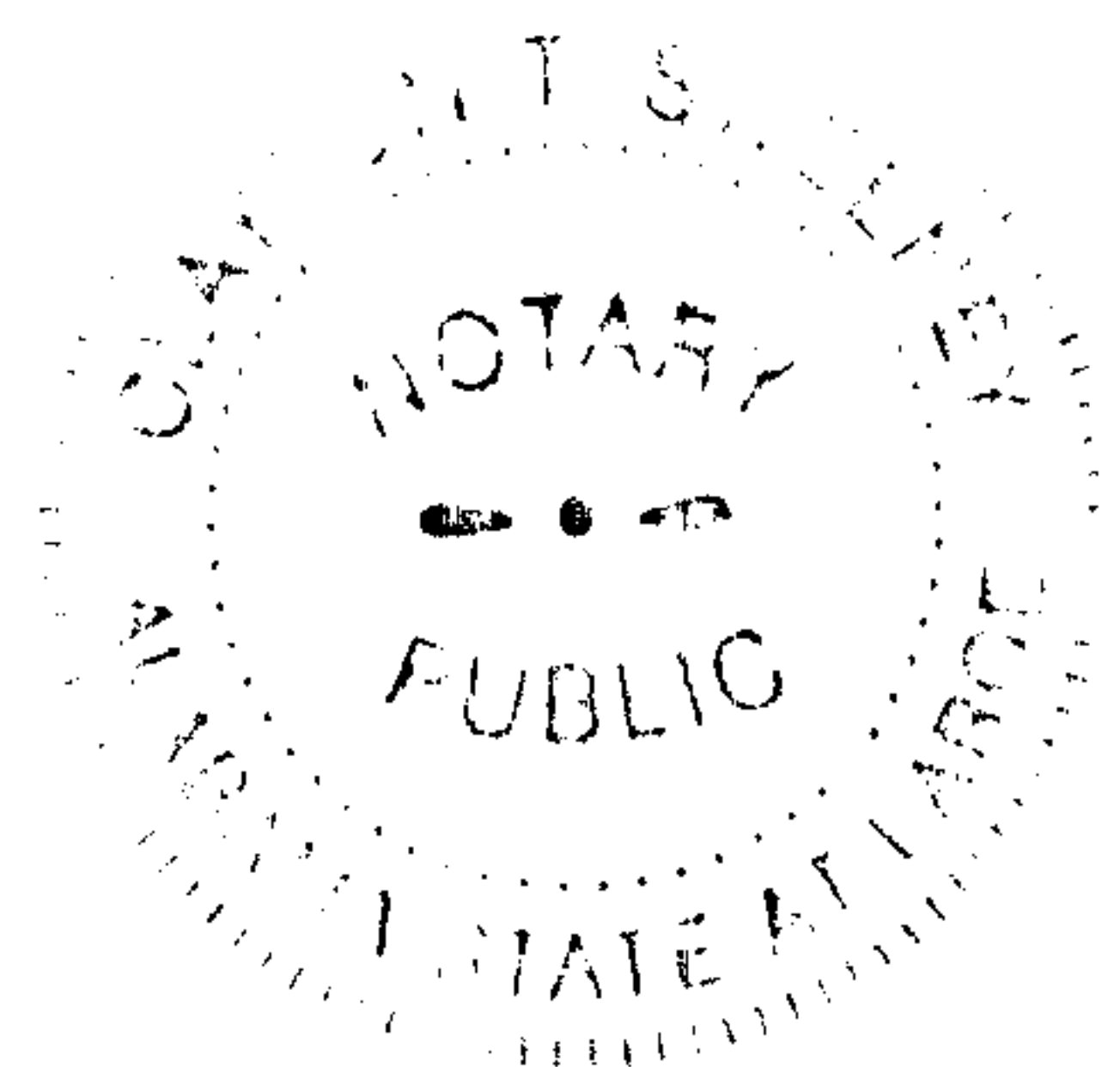
I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of The Village at Highland Lakes, Inc., an Alabama Corporation, is signed to the foregoing instrument; and who is known to me, acknowledged before me on this day that, 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 4th day of February, 2014.


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)

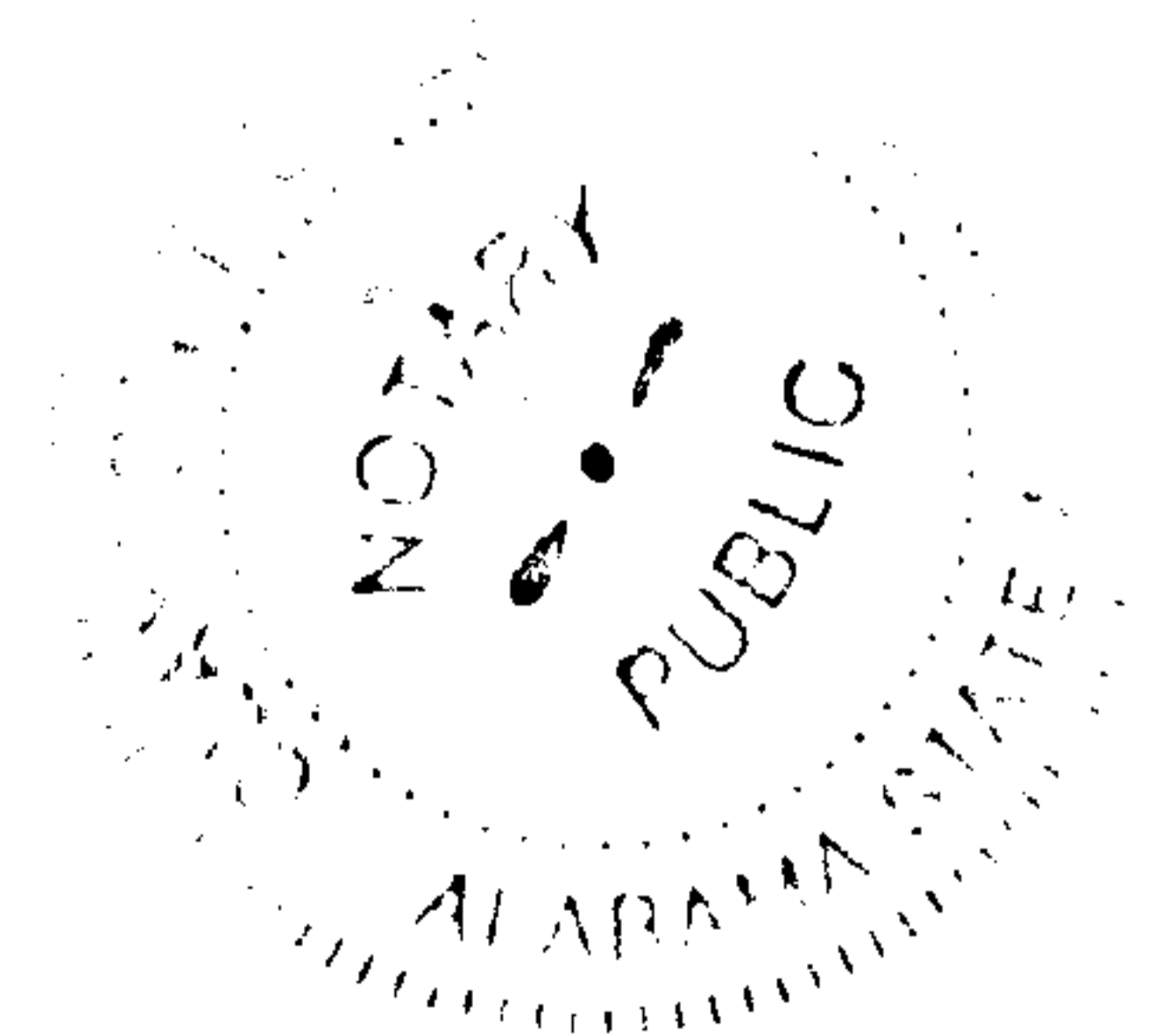
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President of The Village at Highland Lakes Residential Association, Inc., an Alabama Non-Profit Corporation, is signed to the foregoing instrument, and who is known to me, 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 4th day of February, 2014.


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



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Lisa M. Costa as Grantee 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 this hereinabove License Agreement for itself, its successors and assigns.

By: 
Lisa M. Costa

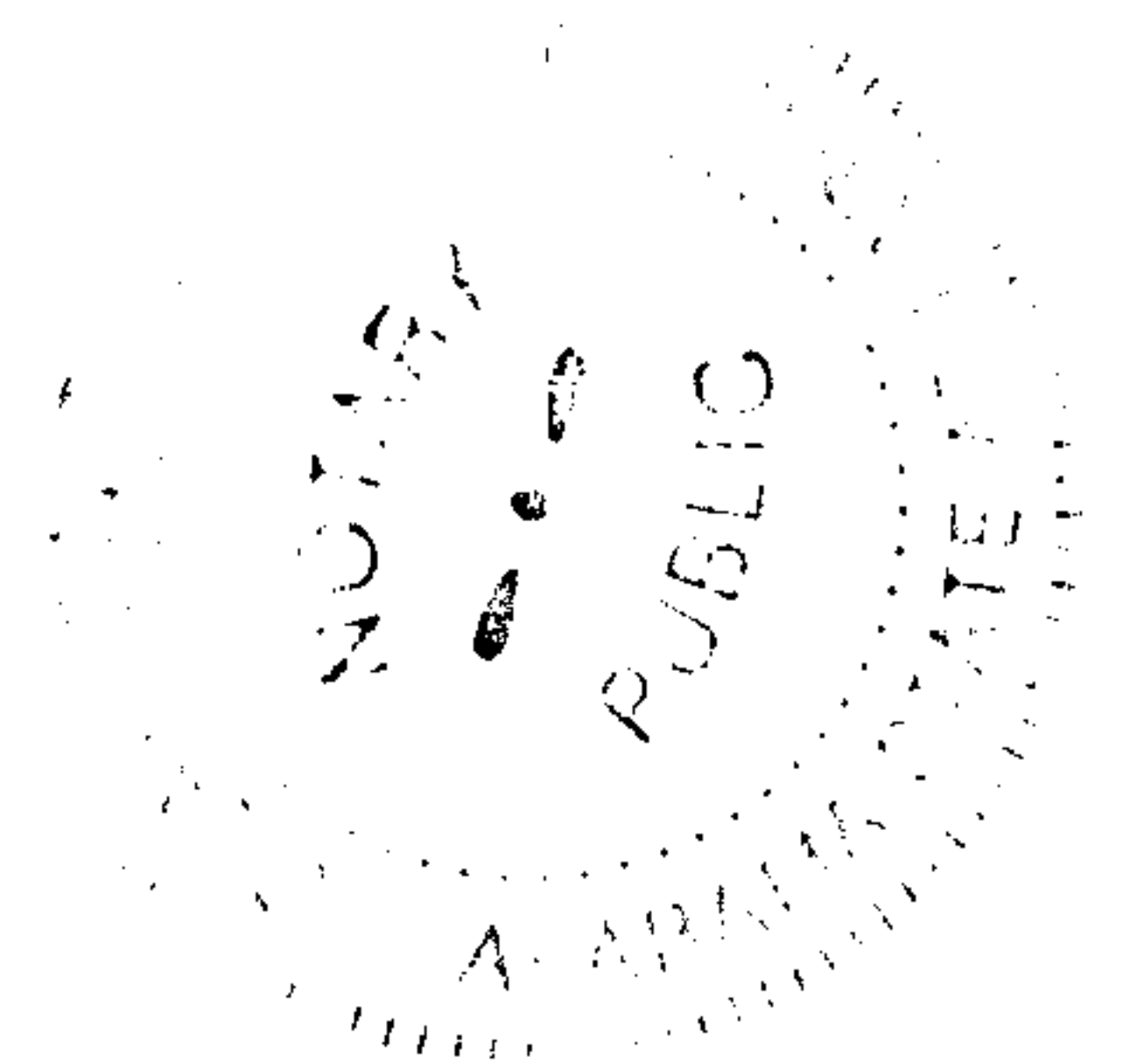
STATE OF ALABAMA)
JEFFERSON COUNTY)

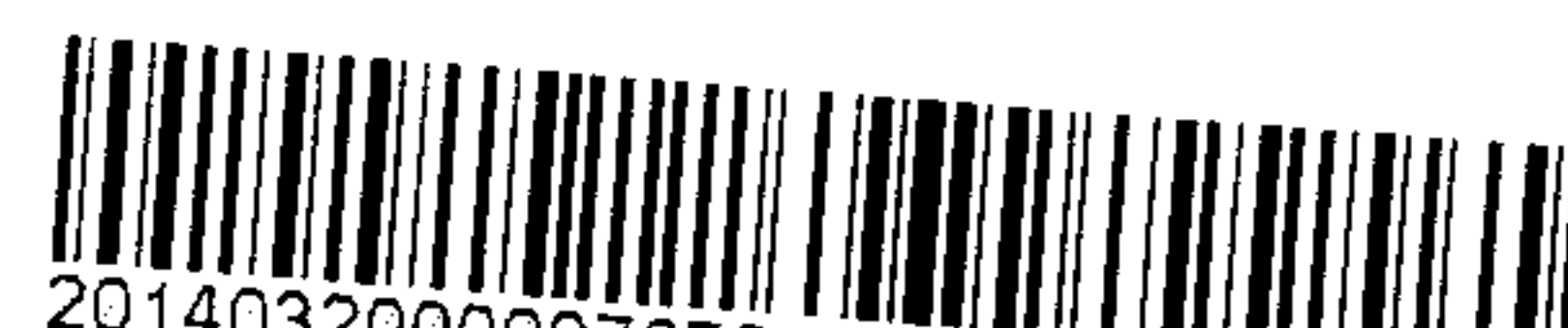
I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Lisa M. Costa, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the above foregoing instrument, she executed the same voluntarily on the day the same bears date.

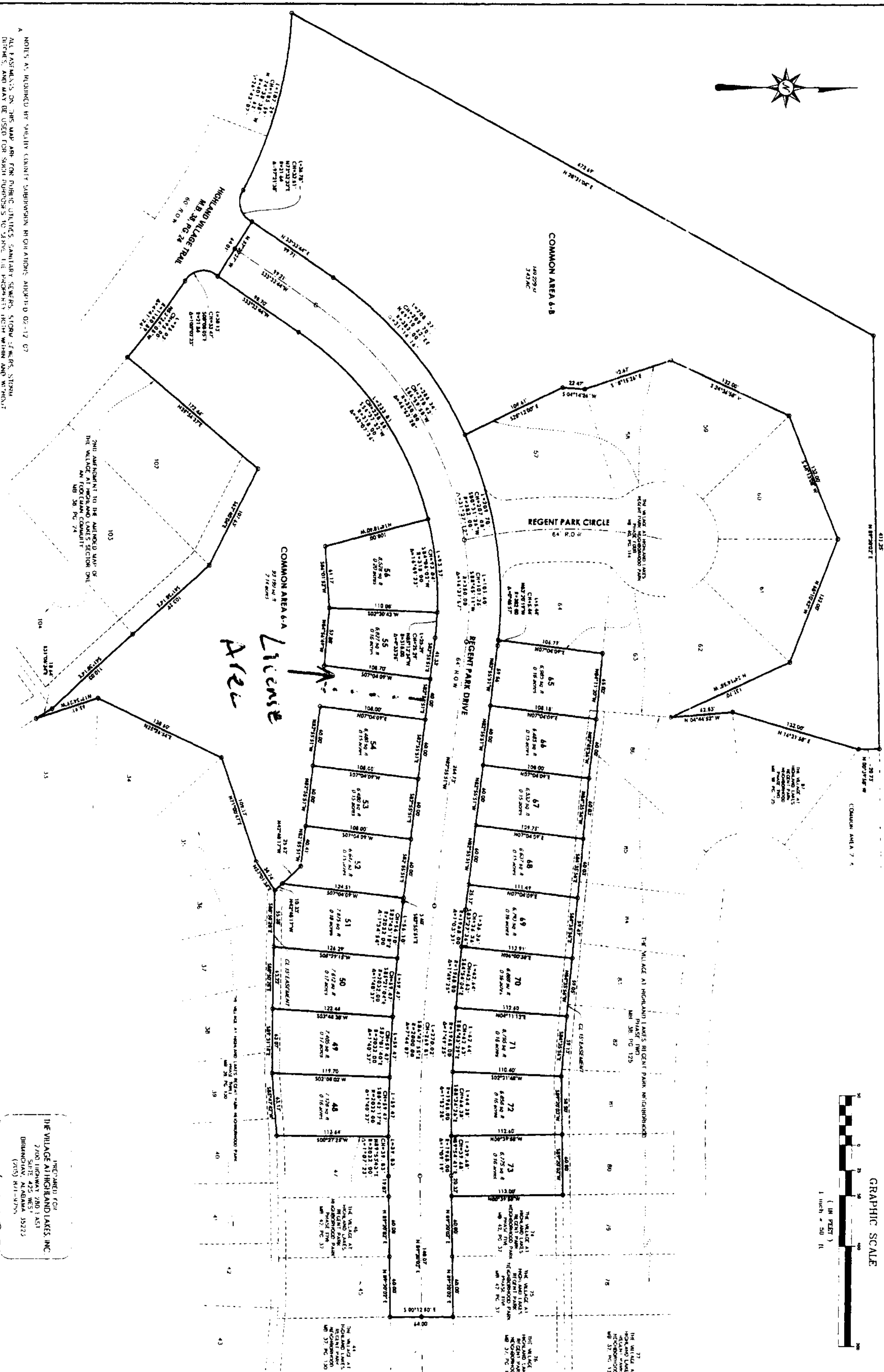
Given under my hand and official seal of office this the 4th day of February, 2014.


Notary Public

My Commission Expires: 6-5-2015




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[illegible][illegible]

APPROVED

COUNTY ENGINEER

1041

3/29/2011

THE VILLAGE AT HIGHLAND LAKES, INC.
PREPARED FOR
2700 HIGHWAY 780 EAST
SUITE 425 WEST
DUNNICK, ALABAMA 35223
(205) 871-8755

[illegible]

SUBV. NO. _____
 JURY NO. _____
 A. P. M. NO. _____
 A. P. M. NO. _____
 MORTGAGE _____
 OFFICE, COMPASS BANK
 4958 W. 17TH AVENUE
 BIRMINGHAM, AL. 35242
 STATE OF ALABAMA
 COUNTY OF ALBANY
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE,
 DO HEREBY CERTIFY AND ADOPT AS TRUE AND CORRECT THE FOLLOWING AFFIDAVIT
 OF SEIZURE, MADE BY SAID OFFICER, AND WHO IS KNOWN TO ME, ACCORDING TO THE
 CONTENTS OF SAID CERTIFICATE, BEING
 EXECUTED BY SAID UNDERSIGNED, AND AS THE ACT OF SAID CORPORATION.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF SHARPE

3

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Don L. Hester, husband, of the first part, whose name is signed to and whose name is known to me, has acknowledged to me before me, in my said official capacity, the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this 24th day of March, 2011.

Brenda R. Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/1/11
AT COMMISSION EXPIRES 4/1/11

NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF SHARPE

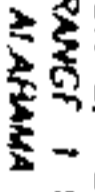
1

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Don L. Hester, husband, of the first part, whose name is signed to and whose name is known to me, has acknowledged to me before me, in my said official capacity, the contents of said certificate, he executed the same voluntarily, for and as the act of said corporation.

Given under my hand and seal this 24th day of March, 2011.

Brenda R. Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/1/11
AT COMMISSION EXPIRES 4/1/11

 <h1 style="text-align: center;">ARRINGTON ENGINEERING</h1> <p style="text-align: center;">CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS</p>		<p>DRAWING TITLE: THE VILLAGE AT HIGHLAND LAKES RECREATION AND RESORT HIGHLAND LAKES, MISSISSIPPI</p>	
<p>PROJECT DESCRIPTION: SITUAED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHILEBY COUNTY, ALABAMA</p>		<p>DATE: 12/24/71 BY: JDA CHECKED BY: JDA DATE: 02/27/71</p>	
<p>STATE OF ALABAMA REGISTERED PROFESSIONAL ENGINEER #18664 PHOTOREPRODUCTION AND RECORDING OFFICE 1000 1/2 AVENUE N. D. ARLINGTON TUSCALOOSA, AL 35404</p>		<p>DRAWN BY: MRA CHECKED BY: JDA DATE: 02/27/71 SCALE: 1" = 40' DRAWING NO.: 45975 SHEET: 1 OF 1</p>	