

20180327000100980 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/27/2018 02:44:39 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

LICENSE AGREEMENT AND EASEMENT

WHEREAS, **Shannon J. Scaturro** and wife, **Monica J. Scaturro** (the "Grantors"), are the owners of the Lot 28, according to the First Amended Plat of Greystone Farms North, Phase I, as recorded in Map Book 23, Page 57, in the Probate Office of Shelby County, Alabama; and

WHEREAS, **Crown Properties of AL, LLC**, an Alabama limited liability company (the "Grantee"), are the owners of Lot 29A, according to a Resurvey of Lot 29 Greystone Farms North, Phase I, as recorded in Map Book 21, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, As shown by the Survey attached hereto as Exhibit "A" which was prepared by David B. Entekin, Reg. L.S. No. 30345 of Surveying Solutions, Inc. dated the 28th day of June, 2017, there is an encroachment of a brick wall with a column at the end of up to 1.8 feet and concrete of up to 0.7 feet, from said Lot 29A onto Lot 28, in particular on the Northwest corner of said Lot 29A onto the Southwest side of Lot 28, 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, Grantee makes no claim of ownership in and to the said Lot 28 and requests that Grantors 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 Grantee, its successors and assigns, a permanent License and Easement to permit the encroachment of a brick wall with a column at the end of up to 1.8 feet and concrete of up to 0.7 feet, from said Lot 29A onto Lot 28, being more particularly described on Exhibit "A" and as shown by the survey of Surveying Solutions, Inc., dated June 28, 2017 and attached hereto as Exhibit "A" to remain in place and such property's exclusive use by Lot 29A. Also, granted with this License and Easement is the right in the Grantees to enter onto and have the unrestricted reasonable use of ^{only that} ~~such~~ property on the Lot 28, to include performing all reasonable and/or necessary maintenance and repair work as shall be required in the proper care and preservation of the wall, column and concrete, which right of maintenance and repair shall include the replacement of said wall, column and concrete.

SS/MS

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 14th day of March, 2018.

*That encroaches on
SS/MS*

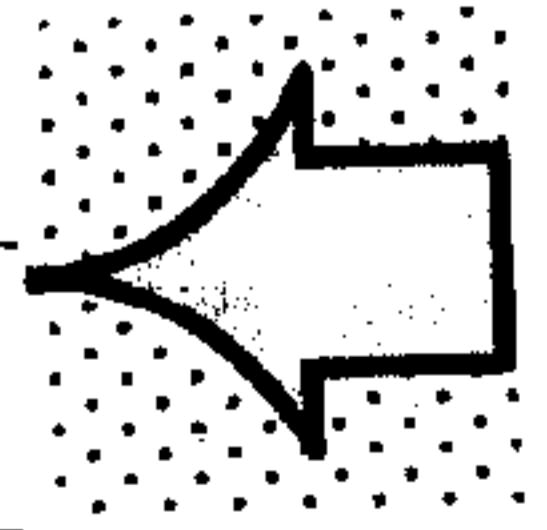
GRANTOR:

SS

Shannon J. Scaturro

Monica Scaturro

Monica J. Scaturro

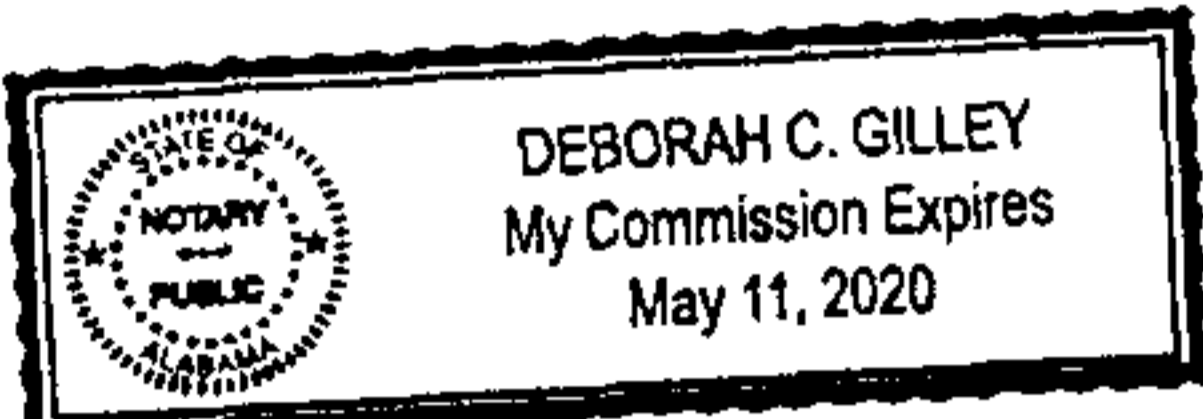


**SIGN
HERE**

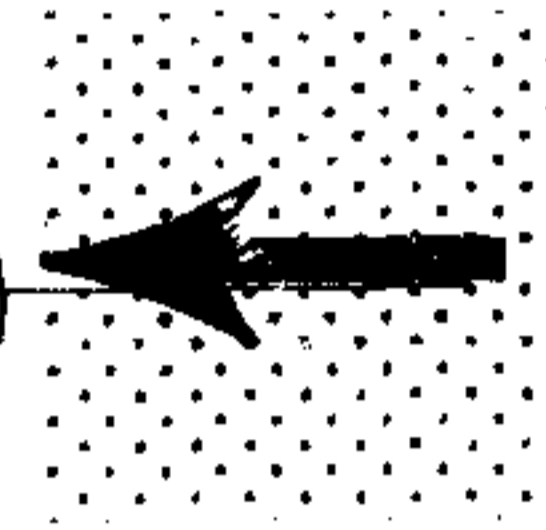
STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon J. Scaturro and wife, Monica J. Scaturro 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 14th day of March, 2018.



Deborah C. Gilley
NOTARY PUBLIC



NOTARIZE

My Commission expires: _____


STATE OF ALABAMA)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Marie James, whose name as member of Crown Properties of AL, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this _____ day of _____, 2018.


NOTARY PUBLIC

My Commission expires: _____


20180327000100980 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/27/2018 02:44:39 PM FILED/CERT

In Witness Whereof this License Agreement has been executed this 22nd day of March, 2018.

GRANTEE:
Crown Properties of AL, LLC
an Alabama limited liability company


By: 

Brian K. James, Member

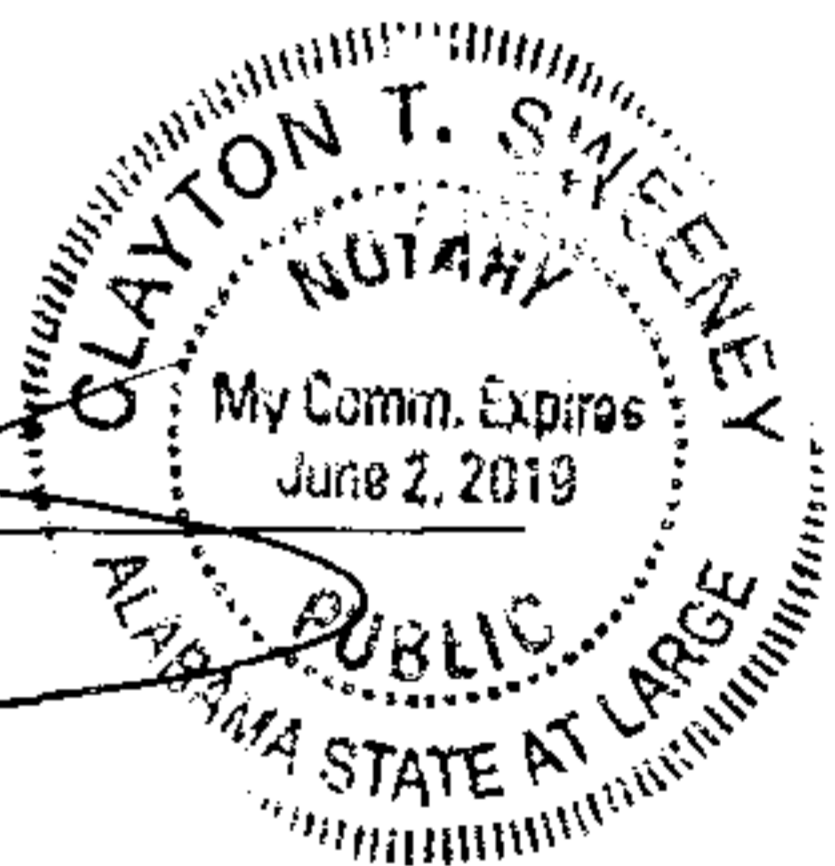
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian K. James, whose name as member of Crown Properties of AL, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal this 22nd day of March, 2018.



NOTARY PUBLIC



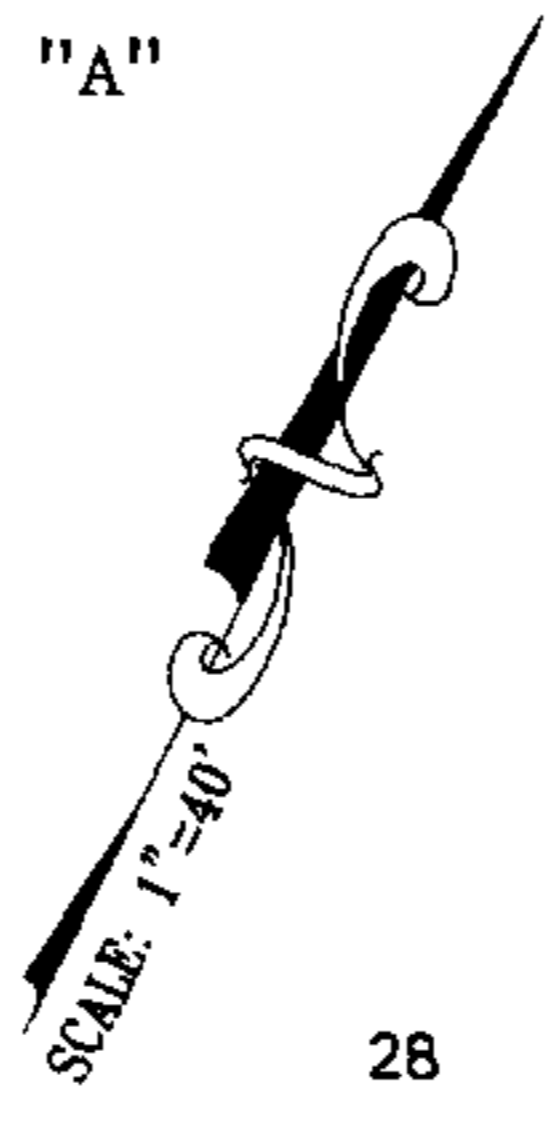
My Commission expires: 6-2-2019


20180327000100980 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/27/2018 02:44:39 PM FILED/CERT

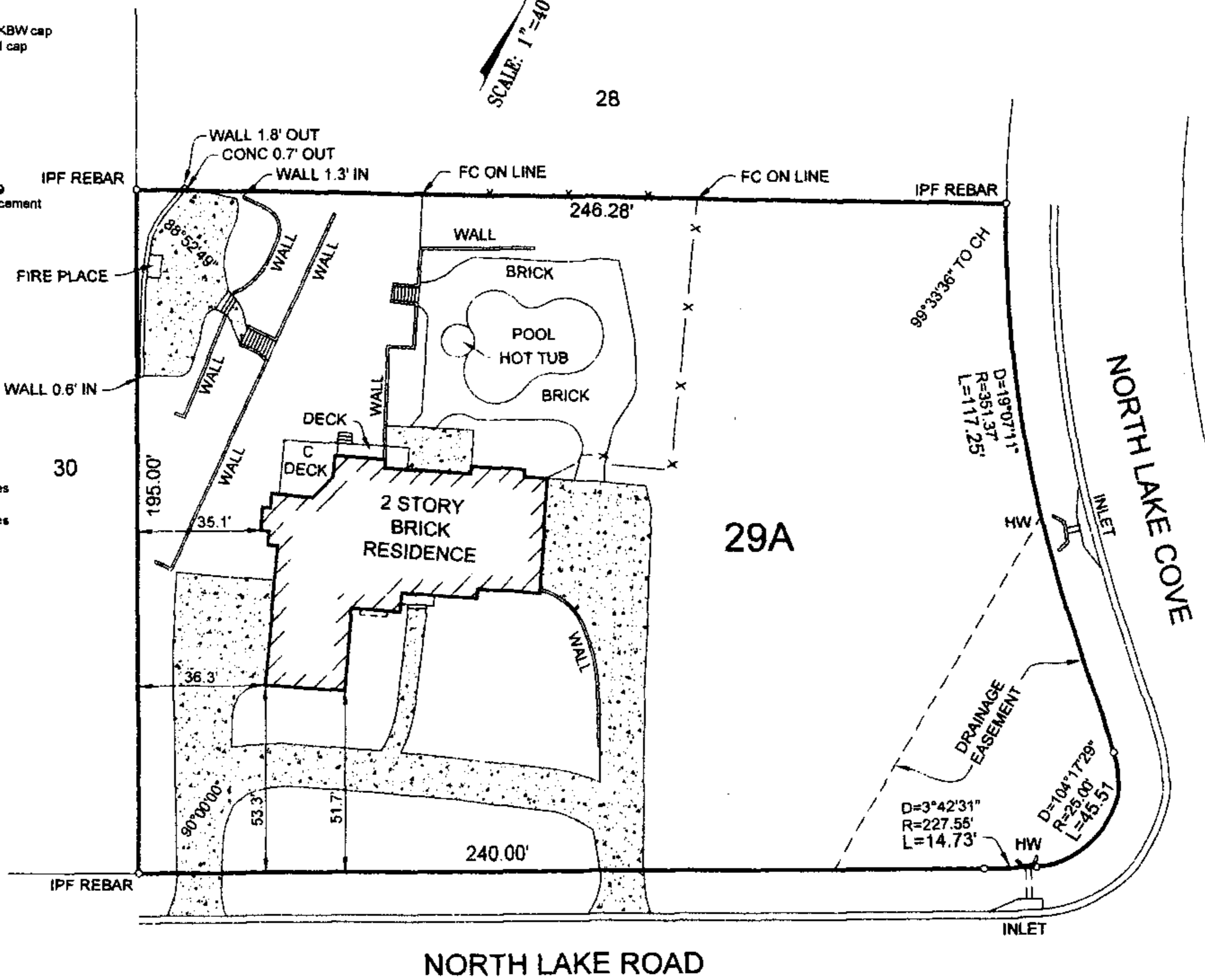
LEGEND

- ASPH = asphalt
- BRG = bearing
- BLOG = building
- CALC = calculated
- CAP = capped iron
- CL = centerline
- CH = chord
- CONC = concrete
- C = covered
- d = deflection
- D = curve delta angle
- E = east
- ESMT = easement
- FC = fence
- FD = found
- HW = headwall
- IPF = iron pin found
- IPF* = iron pin found w/KBW cap
- IPS = iron pin set w/SSI cap
- L = length
- MEAS = measured
- MIN = minimum
- MH = manhole
- N = north
- OH = overhang
- P = porch
- PC = point of curve
- POB = point of beginning
- POC = point of commencement
- PT = point of tangent
- PVMT = pavement
- R = radius
- REC = recorded
- RES = residence
- ROW = right of way
- S = south
- SAN = sanitary
- STM = storm
- SWR = sewer
- SYN = synthetic
- UTIL = utility
- U = uncovered
- W = west
- YI = yard inlet
- ° = degrees
- ' = minutes, in
- " = seconds, in
- ' = bearings or angles
- ' = bearings or angles
- ' = feet, in distance
- AC = acres
- ± = more or less, or plus or minus

EXHIBIT "A"



28



20180327000100980 4/4 \$24.00
 Shelby Cnty Judge of Probate, AL
 03/27/2018 02:44:39 PM FILED/CERT

STATE OF ALABAMA
 SHELBY COUNTY

I, David B. Entrekin, a registered Land Surveyor, certify that I have surveyed Lot 29A, RESURVEY OF LOT 29 GREYSTONE FARMS NORTH PHASE I as recorded in Map Book 21, Page 90 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 the correct address is as follows: 379 North Lake Road according to my survey of June 28, 2017. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.
 2232 CAHABA VALLEY DRIVE SUITE M
 BIRMINGHAM, AL 35242
 PHONE: 205-991-8965

David B. Entrekin
 David B. Entrekin, Reg. L.S. #30345

Date of Signature

VACAD\SUBDIVISION\SHELBY COUNTY\GREYSTONE FARMS NORTH\LOT29A GREYSTONE FARMS

Order No. 441674
 Purchaser: James
 Type of Survey: Closing

