

STATE OF ALABAMA

§

QUITCLAIM DEED

§

(VACATION OF EASEMENT)

COUNTY OF MADISON

§

No title search requested and none prepared.

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the **City of Madison, Alabama, a municipal corporation** (hereinafter referred to as “Grantor”), hereby extinguishes any and all interest that it has in the portion of the utility and drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **SMB Land, LLC**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described utility and drainage easement situated in Madison, Madison County, Alabama, to-wit:

STATE OF ALABAMA
COUNTY OF MADISON

EASEMENT No. 1 TO BE VACATED

A PORTION OF THAT 20’ UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE FINAL PLAT OF THE HEIGHTS AT TOWN MADISON PHASE 5 RECORDED IN PLAT BOOK 2022, PAGE 424, PROBATE OFFICE, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 26 OF SAID PLAT BEING ON THE SOUTHERN RIGHT-OF-WAY OF TOWN MADISON BOULEVARD; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S02°40’21”E 12.00 FEET TO THE POINT OF BEGINNING; THENCE N87°19’39”E 418.49 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 3.06 FEET, AND A CHORD BEARING AND DISTANCE OF S12°24’30”E 3.04 FEET; THENCE S02°40’21”E 5.00 FEET; THENCE S87°19’39”W 419.00 FEET; THENCE N02°40’21”W 8.00 FEET TO THE POINT OF BEGINNING.

EASEMENT No. 2 TO BE VACATED

A PORTION OF THAT 20’ UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THE FINAL PLAT OF THE HEIGHTS AT TOWN MADISON PHASE 5 RECORDED IN PLAT BOOK 2022, PAGE 424, PROBATE OFFICE, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 37 OF SAID PLAT BEING ON THE SOUTHERN RIGHT-OF-WAY OF TOWN MADISON BOULEVARD; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S02°40’21”E 12.00 FEET TO THE POINT OF BEGINNING; THENCE N87°19’39”E 58.49 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 3.06 FEET, AND A CHORD BEARING AND DISTANCE OF S12°24’30”E 3.04 FEET; THENCE S02°40’21”E 5.00 FEET; THENCE S87°19’39”W 233.00 FEET; THENCE N02°40’21”W 5.00 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 3.06 FEET, AND A CHORD BEARING AND DISTANCE OF N07°03’47”E 3.04 FEET; THENCE N87°19’39”E 173.49 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD to said Grantee, its heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the City of Madison, Alabama, a municipal corporation, has hereunto set its hand and seal this _____ day of July, 2023.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Paul Finley, Mayor
City of Madison, Alabama

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

§

§

COUNTY OF MADISON

§

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Paul Finley, whose name as Mayor of the City of Madison, Alabama, and Lisa Thomas, whose name as City Clerk-Treasurer of the City of Madison, Alabama, 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, in their respective capacities as Mayor of the City of Madison and City Clerk-Treasurer of the City of Madison, executed the same voluntarily for and as the act of the City of Madison, Alabama, a municipal corporation, on the day the same bears date.

Given under my hand this the _____ day of July 2023.

Notary Public