

This instrument prepared by: Megan Zingarelli, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA	§	<u>QUITCLAIM DEED</u>
	§	<u>(VACATION OF EASEMENT)</u>
COUNTY OF MADISON	§	<i>No title search requested and none prepared.</i>

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 & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Old Town Investments, LLC**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described utility & drainage easement situated in Madison, Madison County, Alabama, to-wit:

All that part of Tract 1 of Town Madison Phase 14 as shown by the map or plat recorded in the Office of the Judge of Probate of Madison County, Alabama in Plat Book 2023, Pages 18-19, being more particularly described as follows; Commencing at the Southeast corner of Tract 1 of said Town Madison Phase 14, said point being on the North right-of-way of Town Madison Boulevard. Thence North 02 degrees 40 minutes 21 seconds West, 174.37 feet to a point; thence South 87 degrees 19 minutes 39 seconds West, 25.00 feet to a point; thence South 02 degrees 40 minutes 21 seconds East, 12.38 feet to a point on the North boundary of an existing utility and drainage easement; thence South 61 degrees 24 minutes 10 seconds West, 26.12 feet to the Point of Beginning of the tract herein described; Thence from the Point of Beginning, South 02 degrees 40 minutes 21 seconds East, 22.69 feet to a point; Thence South 87 degrees 19 minutes 39 seconds West, 18.01 feet to a point; Thence North 28 degrees 35 minutes 50 seconds West, 12.53 feet to a point; Thence North 61 degrees 24 minutes 10 seconds East, 26.12 feet to the Point of Beginning and containing 368 square feet, more or less.

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 June, 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

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

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

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COUNTY OF MADISON

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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 June 2025.

Notary Public