

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

Y. Albert Moore, III
LANIER FORD SHAVER & PAYNE P.C.
2101 West Clinton Ave., Ste. 102
Huntsville, Alabama 35805
(256) 535-1100

STATE OF ALABAMA)

COUNTY OF MADISON)

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into as of the _____ day of November, 2023 by and between **THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON**, a public corporation organized under the laws of the State of Alabama **D/B/A MADISON UTILITIES**, (“Grantor”) and **WILLIAM J. FIORENTINO**, (“Grantee”).

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash and other good and valuable consideration, this day in hand paid to the Grantor by the Grantee, the receipt and sufficiency of all of which is hereby expressly acknowledged by the Grantor, the Grantor has this day remised, released, quitclaimed, conveyed and confirmed and does, by these presents, remise, release, quitclaim, convey and confirm, unto the Grantee, all of the Grantor’s right, title, interest and claim in and to the following described real estate situated in the County of Madison, State of Alabama, to wit:

Lot 11, according to the map of survey of Schrimsher Estates, as recorded in the Probate Records of Madison County, Alabama in Plat Book 10 Page 51;

Less and Except:

A PART OF LOT 11, OF THE SCHRIMSHER ESTATES MADISON COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 10, PAGE 51, IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11. THEN N55°52'52"E A DISTANCE OF 1131.24 FEET TO AN IRON SET (THIS IRON AND ALL OTHER IRONS REFERRED TO AS "SET" ARE 1/2 INCH DIAMETER REBAR WITH A RED PLASTIC CAP STAMPED ALLEN CA-1005-LS), THE POINT OF

BEGINNING. THEN FROM THE POINT OF BEGINNING N04°26'25"W A DISTANCE OF 60.00 FEET TO AN IRON SET. THEN N85°33'35"E A DISTANCE OF 60.00 FEET TO AN IRON SET. THEN S04°26'25"E A DISTANCE OF 60.00 FEET TO AN IRON SET. THEN S85°33'35"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES MORE OR LESS. ACCORDING TO A SURVEY PREPARED BY ALLEN LAND SURVEYING, LLC DATED 10-09-2023, PROJECT NUMBER 23-193.

TOGETHER WITH AND SUBJECT TO: A NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT THAT IS A PART OF LOT 11, OF THE SCHRIMSHER ESTATES MADISON COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 10, PAGE 51, IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11. THEN S88°50'54"E A DISTANCE OF 25.00 FEET TO A 5/8 INCH DIAMETER REBAR FOUND ON THE EAST RIGHT-OF-WAY OF CHRISTOPHER DRIVE. THEN ALONG SAID EAST RIGHT-OF-WAY N08°34'18"W A DISTANCE OF 33.58 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT. THEN FROM THE POINT OF BEGINNING, CONTINUE ALONG THE EAST RIGHT-OF-WAY OF CHRISTOPHER DRIVE N08°34'15"W A DISTANCE OF 20.08 FEET TO A POINT. THEN LEAVING SAID EAST RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES:

N76°16'47"E 80.06 FEET;
N87°05'02"E 163.52 FEET;
N82°29'56"E 127.85 FEET;
N76°49'36"E 305.60 FEET;
N71°57'40"E 86.49 FEET;
N58°30'03"E 256.66 FEET;
N34°06'28"E 13.79 FEET;
N06°47'36"E 19.52 FEET;
N01°32'58"W 140.39 FEET;
N21°19'15"W 146.31 FEET;
N85°33'35"E 60.00 FEET;
S05°26'22"E 141.03 FEET;
S01°32'58"E 141.85 FEET;
S06°47'36"W 25.84 FEET;
S34°06'28"W 22.97 FEET;
S58°30'03"W 263.34 FEET;
S71°57'40"W 89.70 FEET;
S76°49'36"W 307.44 FEET;
S82°29'56"W 129.65 FEET;
S87°05'02"W 162.43 FEET

AND S76°16'47"W A DISTANCE OF 79.97 FEET TO THE POINT OF BEGINNING FOR SAID EASEMENT AND CONTAINING 0.68 ACRES MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Address: 101 Ray Sanderson Drive, Madison, AL 35758
Grantee's Address: 125 Christopher Drive, Madison, AL 35758
Property Address: 125 Christopher Drive, Madison, AL 35758
Actual Value: \$500.00 – Nominal to Perfect Title

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized General Manager as of the day and year first above written.

THE WATER AND WASTEWATER
BOARD OF THE CITY OF MADISON, an
Alabama public utility corporation
d/b/a Madison Utilities

By: _____
Emory DeBord
Its: General Manager

STATE OF ALABAMA)
)
COUNTY OF MADISON)

I, _____, a Notary Public, in and for said County in said State, hereby certify that Emory DeBord, whose name as General Manager of the Water and Wastewater Board of the City of Madison, Alabama, an Alabama public utility corporation, d/b/a Madison Utilities, 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, he, as such General Manager and with fully authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public
My commission expires: _____

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION, AND WHO ISSUED NO TITLE OPINION OR TITLE INSURANCE.

s:\yam\madison utilities\fiorentino 2023\quitclaim deedmutofiorentino.docx