

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

**STATE OF ALABAMA**

§

**QUITCLAIM DEED**

§

**(VACATION OF EASEMENT)**

**COUNTY OF MADISON**

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***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 & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Rock Family Properties, 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 SECTION 15, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 2, A RESUBDIVISION OF TRACT 2B OF A PLAT OF A RESUBDIVISION OF TRACT 2 MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 13, PAGE 29 AND OTHER LANDS AND BEING RECORDED IN PLAT BOOK 24, PAGE 96, AND A RESUBDIVISION OF LOT 3 OF MADISON CENTER, A RESUBDIVISION OF LOT 2 OF A RESUBDIVISION OF LOT 1A OF A PLAT OF A RESUBDIVISION OF LOT NO. 1 OF A RESUBDIVISION OF TRACT 2 B OF A RESUBDIVISION OF TRACT 2 OF MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 32, PAGE 51, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 35, PAGE 38. THENCE FROM THE POINT OF COMMENCEMENT, WEST 20.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUIRED BY DOCUMENT NUMBER 2018-00015849, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA; THENCE, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING OF A PORTION OF 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED.

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID ACQUIRED RIGHT OF WAY, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE LEAVING SAID RIGHT OF WAY, WEST A DISTANCE OF 653.67 FEET TO THE INTERSECTION OF SAID SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE

EASEMENT, AND THE EASTERLY MARGIN OF A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT;

THENCE ALONG SAID EASTERLY MARGIN, NORTH 07 DEGREES 30 MINUTES 26 SECONDS WEST A DISTANCE OF 15.13 FEET TO A POINT; THENCE EAST A DISTANCE OF 655.93 FEET TO THE POINT OF BEGINNING, CONTAINING 9,822 SQUARE FEET OR 0.226 ACRES, MORE OR LESS.

AND

ALL THAT PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 2, A RESUBDIVISION OF TRACT 2B OF A PLAT OF A RESUBDIVISION OF TRACT 2 MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 13, PAGE 29 AND OTHER LANDS AND BEING RECORDED IN PLAT BOOK 24, PAGE 96, AND A RESUBDIVISION OF LOT 3 OF MADISON CENTER, A RESUBDIVISION OF LOT 2 OF A RESUBDIVISION OF LOT 1A OF A PLAT OF A RESUBDIVISION OF LOT NO. 1 OF A RESUBDIVISION OF TRACT 2 B OF A RESUBDIVISION OF TRACT 2 OF MARY MARGARET LANIER FROST LANDS AS RECORDED IN PLAT BOOK 32, PAGE 51, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 35, PAGE 38. THENCE FROM THE POINT OF COMMENCEMENT, WEST 20.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY ACQUIRED BY DOCUMENT NUMBER 2018-00015849, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF MADISON COUNTY, ALABAMA; THENCE ALONG SAID ACQUIRED RIGHT OF WAY, SOUTH 01 DEGREES 04 MINUTES 29 SECONDS WEST 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY, WEST A DISTANCE OF 673.84 FEET TO THE POINT OF BEGINNING OF A PORTION OF 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED.

THENCE FROM THE POINT OF BEGINNING, WEST A DISTANCE OF 291.52 FEET TO THE INTERSECTION OF SAID SOUTHERLY MARGIN OF A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND THE EASTERLY MARGIN OF A 25-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID EASTERLY MARGIN, NORTH 01 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 289.30 FEET TO A POINT ON THE WESTERLY MARGIN OF A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID MARGIN, SOUTH 07 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 15.13 FEET OF BEGINNING, CONTAINING 4356 SQUARE FEET OR 0.100 ACRES, 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 D. 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 D. 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