

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

STATE OF ALABAMA	§	QUITCLAIM DEED
	§	<u>(VACATION OF RIGHT-OF-WAY)</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 Shorter Street right-of-way described below and does by these presents release, remise, quitclaim, and convey unto **John Duffy Boles Jr. and Lee W. Boles**, a married couple (hereinafter referred to as “Grantees”), any and all interest Grantor possesses which was created in and by the following described right-of-way situated in Madison, Madison County, Alabama, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA. PARTICULARLY DESCRIBED AS COMMENCING AT THE PURPORTED CENTER OF THE NORTH BOUNDARY OF SAID SECTION 16; THENCE SOUTH 02 DEGREES 12 MINUTES 38" WEST 28.08 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF LANIER ROAD; THENCE ALONG SAID MARGIN NORTH 87 DEGREES 35 MINUTES 47 SECONDS WEST 205.90 FEET TO A 1/2 INCH REBAR FOUND AT THE NORTHEAST CORNER OF COTTAGES OF MADISON AS RECORDED IN DOCUMENT NO. 20080728000486800 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA; THENCE SOUTH 02 DEGREES 22 MINUTES 22 MINUTES 02 SECONDS WEST 608.94 FEET TO A 1/2 INCH REBAR FOUND AT THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING SOUTH 02 DEGREES 22 MINUTES 02 SECONDS WEST 51.25 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 87 DEGREES 42 MINUTES 07 SECONDS EAST 190.97 FEET TO THE WEST RIGHT OF WAY MARGIN OF CELTIC DRIVE; THENCE ALONG SAID MARGIN NORTH 02 DEGREES 19 MINUTES 47 SECONDS EAST 52.86 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 88 DEGREES 11 MINUTES 00 SECONDS WEST 190.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.228 ACRE, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors, and assigns forever, subject to any remaining rights of way, easements, or restrictions of record.

*Quitclaim Deed
Shorter Street VOE
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IN WITNESS WHEREOF, the City of Madison, Alabama, a municipal corporation, has hereunto set its hand and seal this ____ day of May, 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

§

§

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 May 2025.

Notary Public