

<b>STATE OF ALABAMA</b>	<b>§</b>	<b>QUITCLAIM DEED</b>
	<b>§</b>	<b>(VACATION OF EASEMENT)</b>
<b>COUNTY OF MADISON</b>	<b>§</b>	<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 **Southern Homebuyers, 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:

*A 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT LYING ALONG THE SOUTH LOT LINE OF LOT 12, BLOCK 1 OF WOODFIELD SUBDIVISION, FIRST ADDITION, SAID SUBDIVISION AS SHOWN BY MAP OR PLAT OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, IN PLAT BOOK 21 AT PAGE 14, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE, ALONG THE SOUTH LINE OF SAID LOT 12, SOUTH 66 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 5.86 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED: THENCE, FROM THE TRUE POINT OF BEGINNING, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 12, SOUTH 66 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 156.37 FEET TO A POINT ON A CURVE; THENCE, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 5.28 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 240.40 FEET, (CHORD BEARING & DISTANCE: NORTH 41 DEGREES 45 MINUTES 32 SECONDS WEST, 5.28 FEET); THENCE, ALONG A LINE THAT IS 5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, NORTH 66 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 155.02 FEET TO A POINT; THENCE, ALONG A LINE THAT IS 5 FEET SOUTH OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 12, SOUTH 54 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 5.86 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 778 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 November, 2024.

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**

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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 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 November 2024.

\_\_\_\_\_  
Notary Public