

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

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF LIMESTONE

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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 public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Eric Timothy Kleinhans & Teresa Michele Kleinhans**, a married couple (hereinafter referred to as “Grantees”) any and all interest Grantor possesses which was created in and by the following described public utility & drainage easement.

ALL THAT PART OF LOT 32 OF MOORES CREEK PHASE 5 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, IN PLAT BOOK K, PAGES 278-279, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 32, THENCE SOUTH 89 DEGREES 23 MINUTES 06 SECONDS EAST AND ALONG THE NORTH BOUNDARY OF SAID LOT 32, 10.00 FEET TO A POINT; THENCE LEAVING THE SAID NORTH BOUNDARY, SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING SOUTH 89 DEGREES 23 MINUTES 06 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST, 50.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 23 MINUTES 06 SECONDS WEST, 5.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 36 MINUTES 54 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 250 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, their 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 October, 2026.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Ranae Bartlett, 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 Ranae Bartlett, 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 October 2026.

Notary Public