

*THIS INSTRUMENT PREPARED BY: TIMOTHY J. WESTHOVEN OF GOODWYN, MILLS & CAWOOD, INC, 7 TOWN CENTER DRIVE, SUITE 201, HUNTSVILLE, ALABAMA, 35806, TELEPHONE NUMBER (256) 539-3431.*

STATE OF ALABAMA )

PERMANENT ROADWAY RIGHT OF WAY

COUNTY OF LIMESTONE )

**PROJECT: Burgreen Road and  
Huntsville-Browns Ferry Road  
Roundabout  
TRACT NO. 3**

KNOW ALL MEN BY THESE PRESENTS: That Madison Platinum Enterprises, LLC (hereinafter referred to as “Grantor”), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **THE CITY OF MADISON, ALABAMA, an Alabama municipal corporation** (hereinafter referred to as “Grantee”), and unto its successors and assign, a non-exclusive permanent roadway right of way through, over and upon the following described lands of Grantor; said easements being located in the tract of land lying and being in Section 1, Township 4 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama. Said property being a portion of the property conveyed to the City of Madison, Alabama and more particularly described as follows:

City of Madison

Tract Number 3 – Madison Platinum Enterprises LLC

A section of Right-Of-Way being situated in the Northwest quarter of Section 1, Township 4 South, Range 3 West, more particularly described as follows:

Commence from the capped rebar set said point being the Point of Commencement (said point having the coordinates of N: 1721130.731, E: 2179674.770;

thence S 83°20' 44" E a distance of 42.73 feet to a point said point being the Point of Beginning (said point offset 38.85' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 74+00.00);

thence S 89°57'43" E a distance of 107.98 feet to a point (said point offset 70' RT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 75+07.98);

thence S 01°21'20" E a distance of 360.58 feet to a point (said point offset 31.28' LT and perpendicular to the centerline of Burgreen Road at approximate station 51+00.00);

thence N 37°10'44" W a distance of 49.24 feet to a point (said point offset 60' LT and perpendicular to the centerline of Burgreen Road station 51+40.00);

thence N 01°30'19" W a distance of 290.00 feet to a point (said point offset 60' LT and perpendicular to the centerline of Burgreen Road station 54+30.00);

thence N 68°20'36" W a distance of 85.15 feet to the Point of Beginning, containing 0.26 acres, more or less.

**TO HAVE AND TO HOLD** the same unto Grantee, and unto its successors and assigns forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and affixed its seal on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

NAME

\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGE**

STATE OF ALABAMA        )

COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that \_\_\_\_\_, is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, as sole owner and with full authority, executed the same voluntarily.

Given under my hand and seal, this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

My commission expires: