

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. 1**

KNOW ALL MEN BY THESE PRESENTS: That Fair Land, 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 36, Township 3 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 1 – Fair Land LLC

A section of right-of-way being situated in the southwest quarter of Section 36, Township 3 South, Range 3 West, more particularly described as follows:  
 Commence from Capped Rebar Set said point being the Point of Commencement (said point having the coordinates of N: 1721130.731, E: 2179674.77

Thence N 40°47'51" E a distance of 95.41' to the Point of Beginning (said point offset 38.30' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 74+20.00);

thence N 46°43'04" E a distance of 91.11 feet to a point (said point offset 50' LT and perpendicular to centerline of Burgreen Road at approximate station 56+00.00);

thence N 0°32'39" W a distance of 270.00 feet to a point (said point offset 50' LT and perpendicular to centerline of Burgreen Road at approximate station 59+70.00);

thence N 31°46'52" E a distance of 35.50 feet to a point (said point offset 31.02' LT and perpendicular to centerline of Burgreen Road at approximate station 59+00.00);

thence S 0°41'33" E a distance of 362.72 feet to a point (said point offset 30.08' LT and perpendicular to centerline of Burgreen Road at approximate station 55+37.28);

thence N 89°57'43" W a distance of 86.85 feet to the Point of Beginning, containing .20 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