

*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. 2**

KNOW ALL MEN BY THESE PRESENTS: That (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 2 – SWR Holdings LLC

A section of right-of-way being situated in the southeast quarter of Section 36, Township 3 South, Range 3 West, more particularly described as follows:

Commence from the Capped Rebar said point being the Point of Commencement (said point having the coordinates of N: 1721201.802, E: 2180259.114

Thence N 89°52'15" W a distance of 222.56' to the Point of Beginning (said point offset 37.84' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 77+20.00);

thence N 89°52'15" W a distance of 128.23' to a point (said point offset 38.29' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 75+91.79);

thence along an arc 38.92' to the left, having a radius of 25.00', the chord of which is N 45°17'20" W for a distance of 35.11' to a point (said point offset 62.02' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 75+66.87);

thence N 0°41'33" W a distance of 278.89' feet to a point (said point offset 28.86' RT and perpendicular to centerline of Burgreen Road at approximate station 58+40.00);

thence S 42°38'24" E a distance of 53.91 feet to a point (said point offset 65.00' RT and perpendicular to centerline of Burgreen Road at approximate station 58+00.00);

thence S 0°32'39" E a distance of 130.00' feet to a point (said point offset 65.00 RT and perpendicular to the centerline of Burgreen Road at approximate station 56+70.00);

thence S 19°52'47" E a distance of 113.94' feet to a point (said point offset 65.00 LT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 76+40.00);

thence N 89°55'47" E a distance of 60.00' feet to a point (said point offset 65.00 LT and perpendicular to the centerline of Huntsville Browns Ferry Road at approximate station 77+00.00);

thence S 36°26'29" E a distance of 33.73' to the Point of Beginning, containing 0.34 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: