

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

STATE OF ALABAMA	§	QUITCLAIM DEED
	§	(VACATION OF EASEMENT)
COUNTY OF MADISON	§	<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 public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **City Properties of Alabama, LLC**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described public utility & drainage easement situated in Madison, Madison County, Alabama, to-wit:

ALL THAT PART OF LOT 4 OF MCCRARY – CRUNK COMMERCIAL SUBDIVISION AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 33, PAGE 39 AND TRACT 2 OF MCCRARY-CRUNK COMMERCIAL SUBDIVISION PHASE 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2023, PAGE 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF THE WEST BOUNDARY OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 72; THENCE SOUTH 77 DEGREES 20 MINUTES 03 SECONDS WEST AND ALONG THE SAID SOUTH RIGHT-OF-WAY, 181.59 FEET TO A POINT; THENCE LEAVING THE SAID SOUTH RIGHT-OF-WAY, SOUTH 12 DEGREES 39 MINUTES 57 SECONDS EAST, 15.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF AN EXISTING 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE POINT OF BEGINNING NORTH 77 DEGREES 20 MINUTES 03 SECONDS EAST AND ALONG THE SAID SOUTH BOUNDARY, 4.96 FEET TO A POINT; THENCE LEAVING SAID SOUTH BOUNDARY, SOUTH 12 DEGREES 27 MINUTES 04 SECONDS EAST, 263.37 FEET TO A POINT ON THE NORTH BOUNDARY OF AN EXISTING 32.5-FOOT-WIDE UTILITY AND DRAINAGE EASEMENT; THENCE SOUTH 77 DEGREES 32 MINUTES 56 SECONDS WEST AND ALONG THE SAID NORTH BOUNDARY, 10.00 FEET TO A POINT; THENCE LEAVING THE SAID NORTH

BOUNDARY, NORTH 12 DEGREES 27 MINUTES 04 SECONDS WEST, 263.37 FEET TO A POINT ON THE SAID SOUTH BOUNDARY OF AN EXISTING 15 FEET WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID SOUTH BOUNDARY, NORTH 77 DEGREES 41 MINUTES 01 SECONDS EAST, 5.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2633.6 SQUARE FEET, MORE OR LESS

TO HAVE AND TO HOLD to said Grantees, 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 April, 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 §
§
COUNTY OF MADISON §

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 April 2026.

Notary Public