

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

STATE OF ALABAMA	§	<u>QUITCLAIM DEED</u>
	§	<u>(VACATION OF EASEMENT)</u>
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 **Madison Land Resources, Inc.** (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:

A 20.00’ U&D EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HEX PIN IN TREE FOUND AT THE NORTHEAST CORNER OF LOT 11 ACCORDING TO THE FINAL PLAT FOR STAR ESTATES SUBDIVISION, PHASE 1 AS RECORDED IN PLAT BOOK 2024 PAGES 284-285 IN THE OFFICE FOR THE JUDGE OF PROBATE FOR MADISON COUNTY, ALABAMA, SAID POINT IS ALSO THE POINT OF BEGINNING.

THENCE RUN SOUTH 89 DEGREES 03 MINUTES 40 SECONDS EAST AT A DISTANCE OF 14.95 FEET TO A POINT; THENCE RUN NORTH 47 DEGREES 04 MINUTES 41 SECONDS WEST AT A DISTANCE OF 349.56 FEET TO A POINT ON AN EXISTING 20.00’ SANITARY SEWER EASEMENT; THENCE RUN SOUTH 48 DEGREES 41 MINUTES 58 SECONDS WEST ALONG SAID SANITARY SEWER EASEMENT AT A DISTANCE OF 14.92 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 09 MINUTES 22 SECONDS WEST ALONG SAID SANITARY SEWER EASEMENT AT A DISTANCE OF 7.70 FEET TO A POINT; THENCE RUN SOUTH 47 DEGREES 04 MINUTES 41 SECONDS EAST AT A DISTANCE OF 334.23 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 14 MINUTES 54 SECONDS EAST AT A DISTANCE OF 15.19 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.16 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantee, 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