

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

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF LIMESTONE

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No title search requested and none prepared.

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 drainage easements described below and does by these presents release, remise, quitclaim, and convey unto **Diltina Development Corporation** (hereinafter referred to as “Grantees”) any and all interest Grantor possesses which was created in and by the following described drainage easements situated in Madison, Limestone County, Alabama, to-wit:

EASEMENT “A” (LOT 122)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 122 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 122 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 82 DEGREES 55 MINUTES 09 SECONDS WEST, 16.36 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN 18.10 FEET

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 03 DEGREES 34 MINUTES 33 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 59 MINUTES 37 SECONDS WEST, 18.10 FEET TO A POINT; THENCE RUN SOUTH 76 DEGREES 57 MINUTES 18 SECONDS WEST, 5.77 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES 57 MINUTES 26 SECONDS WEST, 35.27 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 17 MINUTES 01 SECOND EAST, 35.09 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.009 ACRES (403 SQUARE FEET) MORE OR LESS.

EASEMENT "B" (LOT 122)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 122 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 122 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 82 DEGREES 17 MINUTES 55 SECONDS WEST, 95.06 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 80 DEGREES 42 MINUTES 19 SECONDS WEST, 21.82 FEET TO A POINT; THENCE RUN NORTH 40 DEGREES 39 MINUTES 07 SECONDS WEST, 11.96 FEET TO A POINT; THENCE RUN SOUTH 79 DEGREES 17 MINUTES 01 SECOND EAST, 29.85 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.003 ACRES (111 SQUARE FEET) MORE OR LESS.

EASEMENT "C" (LOT 123)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 123 OF BELLAWOODS –

PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 123 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 60 DEGREES 16 MINUTES 32 SECONDS WEST, 15.35 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN NORTH 79 DEGREES 17 MINUTES 01 SECOND WEST, 102.24 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES 58 MINUTES 12 SECONDS WEST, 39.34 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 25 MINUTES 38 SECONDS EAST, 17.91 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 43.00 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 13 MINUTES 26 SECONDS EAST, 107.32 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 47 MINUTES 46 SECONDS EAST, 18.46 FEET TO A POINT; THENCE RUN 51.74 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 10 DEGREES 13 MINUTES 22 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 52 MINUTES 47 SECONDS WEST, 51.67 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.209 ACRES (9115 SQUARE FEET) MORE OR LESS.

EASEMENT “D” (LOT 124)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN LOT 124 OF BELLAWOODS – PHASE 4 AS RECORDED IN PLAT BOOK L, PAGES 297-299 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 124 OF SAID BELLAWOODS – PHASE 4, SAID POINT BEING FURTHER DESCRIBED AS LYING ON THE WEST RIGHT-OF-WAY MARGIN OF GRAND SPRINGS COURT (50-FOOT-WIDE RIGHT-OF-WAY); THENCE RUN NORTH 56 DEGREES 00 MINUTES 55 SECONDS WEST, 55.08 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN NORTH 61 DEGREES 13 MINUTES 26 SECONDS WEST, 85.15 FEET TO A POINT; THENCE RUN NORTH 28 DEGREES 46 MINUTES 34 SECONDS EAST, 51.12 FEET TO A POINT; THENCE RUN SOUTH 53 DEGREES 41 MINUTES 07 SECONDS EAST, 13.83 FEET TO A POINT; THENCE RUN SOUTH 26 DEGREES 36 MINUTES 43 SECONDS EAST, 86.81 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.056 ACRES (2450 SQUARE FEET) 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 October 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Paul Finley, Mayor
City of Madison, Alabama

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

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COUNTY OF MADISON

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Paul Finley, 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 October 2025.

Notary Public