

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 utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Kenneth Hudson & Divya Panati**, (hereinafter referred to as “Grantees”) any and all interest Grantor possesses which was created in and by the following described utility & drainage easement situated in Madison, Madison County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of Section 10, Township 4 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama {Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)} and lying within Lot 9 of Old Ivy A Resubdivision of Lot 2 of Sarah Farley Wann Subdivision, A Resubdivision of Tract No. 2 of Sarah Farley Wann Lands recorded in P.B. 48, Pgs. 33 & 34, as recorded in Document No. 20051206000821940 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion of a 25-foot wide Public Utility and Drainage Easement and being more particularly described as follows: Commencing at the southeast corner of said Lot 9, thence run North 02 degrees 23 minutes 11 seconds East, 4.96 feet along the east boundary of said Lot 9 to a point; thence, leaving the east boundary of said Lot 9, run North 87 degrees 36 minutes 49 seconds West, 5.00 feet to the Point of Beginning. Thence, from the Point of Beginning, run North 88 degrees 01 minute 32 seconds West, 50.01 feet to a point; thence run North 02 degrees 32 minutes 59 seconds East, 20.00 feet to a point; thence run South 88 degrees 01 minute 32 seconds East, 49.95 feet to a point; thence run South 02 degrees 23 minutes 11 seconds West, 20.00 feet back to the Point of Beginning; Said parcel contains 0.023 acres (1,000 square feet) more or less.

TO HAVE AND TO HOLD to said Grantees, their 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 January 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

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

Lisa D. 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 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 January 2025.

Notary Public