

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

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOT 3B, ACCORDING TO THE CERTIFIED PLAT OF FIRST COMMERCIAL PARK, PHASE 2, AS RECORDED AS FILE NUMBER 2021-00082339, IN THE OFFICE OF JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3B, BEING A ½ INCH CAPPED “HSM CA “1031” REBAR AND ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE RUN NORTH 16 DEGREES 46 MINUTES 15 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 3B A DISTANCE OF 4.23 FEET TO THE 641.6 FOOT FEMA CONTOUR; THENCE (LEAVE SAID WESTERLY LINE OF LOT 3B) ALONG SAID 641.6 FOOT FEMA CONTOUR THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 35 MINUTES 14 SECONDS EAST A DISTANCE OF 5.81 FEET; NORTH 08 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 10.41 FEET; NORTH 04 DEGREES 53 MINUTES 06 SECONDS EAST A DISTANCE OF 8.57 FEET; NORTH 04 DEGREES 04 MINUTES 09 SECONDS WEST A DISTANCE OF 7.96 FEET; NORTH 11 DEGREES 18 MINUTES 49 SECONDS WEST A DISTANCE OF 23.88 FEET; NORTH 14 DEGREES 06 MINUTES 52 SECONDS WEST A DISTANCE OF 26.89 FEET; NORTH 11 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 34.25 FEET; NORTH 45 DEGREES 25 MINUTES 14 SECONDS EAST A DISTANCE OF 20.87 FEET; NORTH 87 DEGREES 12 MINUTES 02 SECONDS EAST A DISTANCE OF 74.17 FEET; SOUTH 88 DEGREES 12 MINUTES 50 SECONDS EAST A DISTANCE OF 35.92 FEET; SOUTH 83 DEGREES 04

MINUTES 02 SECONDS EAST A DISTANCE OF 48.26 FEET; NORTH 89 DEGREES 47 MINUTES 48 SECONDS EAST A DISTANCE OF 66.14 FEET; SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST A DISTANCE OF 20.79 FEET; SOUTH 81 DEGREES 53 MINUTES 51 SECONDS EAST A DISTANCE OF 18.29 FEET; SOUTH 52 DEGREES 25 MINUTES 31 SECONDS EAST A DISTANCE OF 10.83 FEET; SOUTH 08 DEGREES 49 MINUTES 13 SECONDS EAST A DISTANCE OF 15.37 FEET; SOUTH 07 DEGREES 15 MINUTES 57 SECONDS EAST A DISTANCE OF 43.50 FEET; THENCE SOUTH 31 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 15.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 3B; THENCE SOUTH 79 DEGREES 54 MINUTES 45 SECONDS WEST (LEAVING SAID 641.6 FOOT FEMA CONTOUR) ALONG SAID SOUTHERLY LINE OF LOT 3B A DISTANCE OF 276.07 FEET TO THE POINT OF BEGINNING. CONTAINING 30,143 SQUARE FEET OF 0.691 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 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 D. 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