

EXHIBIT B

THIS INSTRUMENT PREPARED BY: BRIAN KILGORE, CITY ATTORNEY, CITY OF MADISON, ALABAMA; 100 HUGHES ROAD, MADISON, ALABAMA 35758; TELEPHONE NUMBER (256) 774-4404.

STATE OF ALABAMA)

PERMANENT UTILITY EASEMENT

COUNTY OF LIMESTONE)

**PROJECT: Burgreen Road and
Huntsville-Browns Ferry Road
Roundabout
TRACT NO. 1**

KNOW ALL MEN BY THESE PRESENTS: That Fair Land, LLC. (hereinafter referred to as “Grantor”), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **THE CITY OF MADISON, ALABAMA, an Alabama municipal corporation** (hereinafter referred to as “Grantee”), and unto its successors and assign, a non-exclusive permanent utility easement through, over and upon the following described lands of Grantor; said easements being located in the tract of land lying and being in Section 36, Township 3 South, Range 3 West of the Huntsville Meridian, Limestone County, Alabama. Said property being a portion of the property conveyed to the City of Madison, Alabama and more particularly described as follows:

City of Madison
Tract Number 1 – Fair Land LLC

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A section of permanent utility easement being situated in the southwest quarter of Section 36, Township 3 South, Range 3 West, more particularly described as follows:

Commence from Capped Rebar Set said point being the Point of Commencement (said point having the coordinates of N: 1721130.731, E: 2179674.77

Thence N 65°20'29" W a distance of 173.48' to the Point of Beginning (said point offset 38.75' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 72+00.00);

thence N 35°08'09" E a distance of 26.01' feet to a point (said point offset 60' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 71+15.00);

thence N 89°55'21" E a distance of 205.00' feet to a point (said point offset 60' LT and perpendicular to centerline of Huntsville Browns Ferry Road at approximate station 74+20.00);

thence N 51°39'18" E a distance of 65.48' feet to a point (said point offset 65.00' LT and perpendicular to centerline of Burgreen Road at approximate station 56+00.00);

thence N 0°32'39" W a distance of 305.00' feet to a point (said point offset 65.00' LT and perpendicular to centerline of Burgreen Road at approximate station 59+05.00);

thence N 43°31'28" E a distance of 48.71' feet to a point (said point offset 31.12' LT and perpendicular to a centerline of Burgreen Road at approximate station 59+40.00);

thence S 00°41'33" E a distance of 40.00' feet to a point (said point offset 31.02' LT and perpendicular to a centerline of Burgreen Road at approximate station 59+00.00);

thence S 31°46'52" W a distance of 35.50' feet to a point (said point offset 50.00' LT and perpendicular to a centerline of Burgreen Road at approximate station 58+70.00);

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thence S 00°32'39" E a distance of 270.00' feet to a point (said point offset 50.00' LT and perpendicular to a centerline of Burgreen Road at approximate station 56+00.00);

thence S 46°43'04" W a distance of 91.11' feet to a point (said point offset 38.30' LT and perpendicular to a centerline of Huntsville Browns Ferry Road at approximate station 74+20.00);

thence N 89°57'43" W a distance of 220.00' feet to the Point of Beginning, containing .26 acres more or less.

TO HAVE AND TO HOLD the same unto Grantee, and unto its successors and assigns forever together with the right of reasonable entry and reentry from time to time as occasion may require for the use of the easement hereinabove described.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal on this the ____ day of _____, 2024.

By: _____

Its: _____

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ACKNOWLEDGE

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that _____, whose name is signed to the foregoing conveyance as a representative of Fair Land, LLC and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she executed the same voluntarily as an act on this day the same bears date.

Given under my hand and seal, this ____ day of May 2024.

Notary Public

My commission expires: