

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

§

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 public utility and drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Jerry D. Wright & Bonnie L. Wright**, a married couple (hereinafter referred to as “Grantees”), any and all interest Grantor possesses which was created in and by the following described public utility and drainage easement.

ALL THAT PART OF LOT 50, BLOCK 3 OF WOODFIELD SUBDIVISION, FIRST ADDITION, MADISON COUNTY, ALABAMA AS RECORDED IN PLAT BOOK 21, ON PAGE 14, IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A ½” CAPPED REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 50.

THENCE FROM THE POINT OF BEGINNING AND ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 50, NORTH 44 DEGREES 09 MINUTES 57 SECONDS EAST A DISTANCE OF 8.77 FEET TO A POINT; THENCE LEAVING SAID BOUNDARY, NORTH 55 DEGREES 08 MINUTES 11 SECONDS EAST A DISTANCE OF 5.25 FEET TO A POINT; THENCE NORTH 59 DEGREES 25 MINUTES 57 SECONDS EAST A DISTANCE OF 14.83 FEET TO A POINT; THENCE NORTH 56 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 12.48 FEET TO A POINT ON THE EASTERLY MARGIN OF A 7.5’ WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG SAID MARGIN, TO A POINT OF INTERSECTION BETWEEN SAID 7.5’ WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE NORTHERLY MARGIN OF A 5’ WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, SOUTH 45 DEGREES 55 MINUTES 19 SECONDS EAST A DISTANCE OF 21.39 FEET TO A POINT; THENCE LEAVING SAID MARGIN, SOUTH 44 DEGREES 04 MINUTES 41 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 50; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 45 DEGREES 55 MINUTES 19 SECONDS WEST A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.007 ACRES, MORE OR LESS, ACCORDING TO A SURVEY DATED JULY 30, 2026.

Quitclaim Deed
117 Kensington Drive VOE
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