

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

STATE OF ALABAMA	§	<u>QUITCLAIM DEED</u>
	§	<u>(VACATION OF EASEMENT)</u>
COUNTY OF LIMESTONE	§	<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 public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Dustin David Boggs & Joy F. Boggs**, 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 & drainage easement situated in Madison, Limestone County, Alabama, to-wit:

ALL THAT PART OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA AND BEING A PART OF LOT 97 OF MOORE’S CREEK, PHASE 3 A RESUBDIVISION OF TRACT 1, MOORE’S CREEK, PHASE 2 A RESUBDIVISION OF MOORE’S CREEK, PHASE 1, A RESUBDIVISION OF MOORE’S CREEK FARM AND A RESUBDIVISION OF TRACT AA, MOORE’S CREEK PHASE 4, A RESUBDIVISION OF TRACT B OF THE HAMPTONS AT PINEY CREEK, A RESUBDIVISION OF TRACT A, PINEY CREEK (PLAT BOOK H, PAGE 476) AS RECORDED IN PLAT BOOK J, PAGES 114-115 IN THE PROBATE RECORDS OF LIMESTONE COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½” CAPPED REBAR FOUND PURPORTED AS BEING THE SOUTHWEST CORNER OF SAID LOT 97, THENCE SOUTH 89 DEGREES 23 MINUTES 06 SECONDS EAST 10.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 47 SECONDS EAST 5.00 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, NORTH 00 DEGREES 39 MINUTES 47 SECONDS EAST 88.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 20 MINUTES 03 SECONDS EAST 5.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 39 MINUTES 47 SECONDS WEST 88.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 23 MINUTES 06 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (441.7 SQ. FT), 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, 2026.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Ranae Bartlett, 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 Ranae Bartlett, 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 2026.

Notary Public