

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

COMMENCING AT A 5/8 INCH REBAR LOCATED AT THE NORTHWEST CORNER OF LOT 5 OF THE FINAL PLAT OF ROYAL DRIVE WAREHOUSES AT ARLINGTON PARK AS RECORDED IN PLAT BOOK 2022, PAGES 115-116 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, RUN NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 404.02 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT:

THENCE RUN NORTH 89 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 977.40 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 46 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 13 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 977.29 FEET TO A POINT AND BACK TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.22 ACRES +/-

TO HAVE AND TO HOLD to said Grantee, its heirs, successors, and assigns forever.

Quitclaim Deed
Lots 4 & 5 of Royal Drive Warehouses at Arlington Park VOE
Page 1 of 2

IN WITNESS WHEREOF, the City of Madison, Alabama, a municipal corporation, has hereunto set its hand and seal this _____ day of July, 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 §
 §
COUNTY OF MADISON §

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 _____ day of July 2026.

Notary Public