

This instrument prepared by: Brian Kilgore, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF MADISON

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

STATE OF ALABAMA

COUNTY OF MADISON

ALL THAT PART OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA;

COMMENCING AT THE NORTHWEST CORNER OF LOT 82 OF WILLOW CREEK, PHASE 3, PART 2 SUBDIVISION AS RECORDED IN PLAT BOOK 2019, PAGE 27666 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 82, N 89°17’10” E, 130.76 FEET TO A POINT; THENCE, LEAVING THE NORTH BOUNDARY OF SAID LOT 82, N 00°43’33” W, 25.64 FEET TO A POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N 00°43’33” W, 66.80 FEET TO A POINT; THENCE, N 89°11’04” E, 32.25 FEET TO A POINT; THENCE, S 00°48’56” E, 66.80 FEET TO A POINT; THENCE S 89°11’04” W, 32.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2158 SQUARE FEET, 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 March, 2023.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Paul Finley, 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 Paul Finley, 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 March 2023.

Notary Public