

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

STATE OF ALABAMA	§	QUITCLAIM DEED
	§	<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 utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Challenger Defense Solutions, LLC**, (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:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED 5 FEET FROM THE WEST BOUNDARY LINE OF LOT 7B AND 5 FEET FROM THE EAST BOUNDARY LINE OF LOT 7A ACCORDING TO THE PLAT OR MAP DESIGNATED AS A RESUBDIVISION OF LOT 7 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 24, PAGES 34 AND 35 OF A RESUBDIVISION OF LOT 3 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 23 PAGE 59 TITLED “RESUBDIVISION OF LOT 3, BLOCK 5, OF ARLINGTON PARK, AS RECORDED IN PLAT BOOK 19, PAGES 8 & 9”, AS RECORDED IN PLAT BOOK 26, PAGE 53, ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7B AND THE NORTHEAST CORNER OF SAID LOT 7A, ARLINGTON PARK SUBDIVISION, SAID CORNER IS LOCATED ON THE SOUTH MARGIN OF A 60 FOOT RIGHT-OF-WAY FOR ROYAL DRIVE, THENCE ALONG SAID SOUTH MARGIN OF A 60 FOOT RIGHT-OF-WAY FOR ROYAL DRIVE, SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT, THENCE SOUTH 01 DEGREES 27

MINUTES 33 SECONDS WEST A DISTANCE OF 228.17 FEET TO A POINT, THENCE NORTH 88 DEGREES 31 MINUTES 45 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT, THENCE NORTH 01 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 228.17 FEET TO A POINT, THENCE SOUTH 88 DEGREES 31 MINUTES 45 SECONDS EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2281.7 SQUARE FEET MORE OR LESS AND BEING A PART OF LOT 7 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 24, PAGES 34 AND 35 OF A RESUBDIVISION OF LOT 3 OF THE CERTIFIED PLAT RECORDED IN PLAT BOOK 23 PAGE 59 TITLED "RESUBDIVISION OF LOT 3, BLOCK 5 OF ARLINGTON PARK AS RECORDED IN PLAT BOOK 19, PAGES 8 & 9", AS RECORDED IN PLAT BOOK 26, PAGE 53 ON FILE AND OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, SITUATED, LYING AND BEING IN MADISON COUNTY, ALABAMA.

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 October 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Paul Finley, 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 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 October 2025.

Notary Public