

STATE OF ALABAMA)
)
COUNTY OF LIMESTONE) **WARRANTY DEED**
) **FOR RIGHT-OF-WAY**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration of Fifty six thousand dollars (\$56,000) to the undersigned **GRANTOR** in hand paid by the **GRANTEE**, the receipt of which is hereby acknowledged, **DR. JITENDRA JAIN** (herein referred to as **GRANTOR**), does hereby grant, bargain, sell, and convey unto the **CITY OF MADISON, ALABAMA, a municipal corporation** (herein referred to as **GRANTEE**) and does dedicate for public use as a public right-of-way, the following-described premises, located in Limestone County, Alabama, together with every individual and collective right, privilege, tenement, hereditament, and appurtenance pertaining thereto, to-wit:

STATE OF ALABAMA)
LIMESTONE COUNTY)

A PARCEL OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN IN MADISON COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE SAID NORTHWEST CORNER OF SECTION 13, THENCE SOUTH 83 DEGREES 01 MINUTE 19 SECONDS EAST, FOR A DISTANCE OF 1601.54 FEET TO A 5/8 INCH CAPPED IRON PIN FOUND (DUNIVANT) LYING ON THE SOUTH RIGHT OF WAY MARGIN OF MADISON BRANCH BOULEVARD (FORMERLY HALSEY DRIVE - PUBLIC RIGHT OF WAY VARIES); THENCE, ALONG SAID SOUTH MARGIN, SOUTH 83 DEGREES 30 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 185.55 FEET TO A POINT; THENCE SOUTH 89 DEGREES 53 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 89.89 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, SOUTH 89 DEGREES 53 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 352.10 FEET TO A 1/2 INCH CAPPED IRON PIN FOUND (PLS 22089) MARKING THE INTERSECTION OF THE SAID SOUTH MARGIN OF MADISON BRANCH BOULEVARD AND THE WEST RIGHT OF WAY MARGIN OF HARDIMAN DRIVE (PUBLIC RIGHT OF WAY VARIES); THENCE, LEAVING SAID SOUTH MARGIN AND ALONG SAID WEST MARGIN, CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52 DEGREES 05 MINUTES 07 SECONDS, HAVING A RADIUS OF 408.90 FEET, AND WHOSE LONG CHORD BEARS SOUTH 26 DEGREES 57 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 359.05 FEET TO A POINT; THENCE, LEAVING SAID WEST MARGIN, NORTH 00 DEGREES 37 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 258.51 FEET TO A POINT; THENCE, NORTH 57 DEGREES 01 MINUTE 35 SECONDS WEST FOR A DISTANCE OF 89.84 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 117.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.44 ACRES (19074 SQUARE FEET), MORE OR LESS.

TO HAVE AND TO HOLD unto the Grantee, its successors, and assigns forever.

Warranty Deed
Dr. Jitendra Jain
Page 1 of 2

And Grantor covenants with the Grantee, its successors, and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to dedicate and convey the same as aforesaid; and that it will warrant and defend the same to the Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the _____ day of September 2023.

By: _____

Its: _____

STATE OF ALABAMA)
)
COUNTY OF LIMESTONE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dr. Jain Jitendra, whose name is signed to the foregoing conveyance and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily as an act on the day the same bears date.

Given under my hand and official seal this the _____ day of September 2023.

Notary Public