

STATE OF ALABAMA)
COUNTY OF MADISON) QUITCLAIM DEED

THIS INDENTURE made and entered into on this the ____ day of _____, 2023, by and between **SMART LIVING, LLC**, a Delaware limited liability company, as Grantor, and **THE CITY OF MADISON**, as Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) to it, cash in hand, paid this day by the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, has this day remised, released, quitclaimed and conveyed and does by these presents, remise, release, quitclaim and convey unto the Grantee all of the right, title, claim, interest and demand of the Grantor in and to that certain real estate lying and being situated in the County of Madison, State of Alabama, to-wit:

KYSER BOULEVARD RIGHT-OF-WAY

ALL THAT PART OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS EAST, 1858.98 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 09 MINUTES 32 SECONDS WEST, 694.53 FEET TO A CAPPED REBAR FOUND; THENCE NORTH 01 DEGREES 48 MINUTES 38 SECONDS EAST, 1417.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING CONTINUE NORTH 01 DEGREES 48 MINUTES 38 SECONDS EAST, 101.98 FEET TO A POINT;
THENCE NORTH 80 DEGREES 30 MINUTES 03 SECONDS EAST, 155.25 FEET TO A POINT;
THENCE SOUTH 01 DEGREES 48 MINUTES 38 SECONDS WEST, 101.98 FEET TO A POINT;
THENCE SOUTH 80 DEGREES 30 MINUTES 03 SECONDS WEST, 155.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 15525 SQUARE FEET (0.356 ACRES), MORE OR LESS.

IN WITNESS WHEREOF, the said Smart Living, LLC, a Delaware limited liability company, has caused these presents to be executed by Louis W. Breland as its Manager, on the day and year first above written.

SMART LIVING, LLC,
a Delaware limited liability company

By: _____
Louis W Breland
Its: Manager

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that, Louis W. Breland, as Manager of Smart Living, LLC a Delaware limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of Smart Living, LLC, a Delaware limited liability company .

Given under my hand this the ____ day of _____, 2023.

NOTARY PUBLIC -
My Commission Expires: _____

[SEAL]

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION, AND WHO ISSUED NO TITLE OPINION OR TITLE INSURANCE.

SEND TAX NOTICES TO:

The City of Madison
100 Hughes Road
Madison, AL 35758

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Address:	2101 West Clinton Avenue, Huntsville, AL 35805
Grantee's Address:	100 Hughes Road, Madison, AL 35758
Property Address:	Kyser Boulevard Right of Way
Purchase Price:	\$ EXEMPT

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other

THIS INSTRUMENT PREPARED BY:
PAUL B. SEELEY
LANIER FORD SHAVER & PAYNE P.C.
2101 WEST CLINTON AVENUE, SUITE 102
HUNTSVILLE, ALABAMA 35805.
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PBS/cj