

STATE OF ALABAMA)
)
COUNTY OF LIMESTONE)

WARRANTY DEED FOR
CONVEYANCE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Tucker Family Fund, LLC**, hereinafter referred to as **GRANTOR**, for and in consideration of Ten Dollars (\$10.00) cash to it in hand paid by the **City of Madison, Alabama**, a municipal corporation, hereinafter referred to as **GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said City of Madison and its successors and assigns a permanent and perpetual easement for storm drainage and utilities purposes over, though, and across the following-described property, situated in Madison, Limestone County, Alabama, to-wit:

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 87 DEGREES 30 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 1298.11 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, NORTH 00 DEGREES 10 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 15.79 FEET TO A POINT; THENCE, SOUTH 71 DEGREES 55 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 44.26 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 11 DEGREES 34 MINUTES 47 SECONDS, HAVING A RADIUS OF 290.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 43 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 58.51 FEET; THENCE, SOUTH 83 DEGREES 30 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 574.66 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 16 DEGREES 07 MINUTES 10 SECONDS, HAVING A RADIUS OF 247.20 FEET, AND WHOSE LONG CHORD BEARS NORTH 88 DEGREES 25 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 69.32 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH 33 DEGREES 38 MINUTES 55 SECONDS, HAVING A RADIUS OF 18.62 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 32 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 10.78 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 79 DEGREES 15 MINUTES 22 SECONDS, HAVING A RADIUS OF 117.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 86 DEGREES 21 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 149.25 FEET TO THE BEGINNING OF A NONTANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19 DEGREES 54 MINUTES 06 SECONDS, HAVING A RADIUS OF 84.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES 57 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 29.11 FEET; THENCE, SOUTH 73 DEGREES 54 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 6.14

FEET TO A POINT;THENCE, NORTH 17 DEGREES 28 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 25.58 FEET TO A POINT; THENCE, SOUTH 72 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 28 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 25.46 FEET TO A POINT; THENCE, SOUTH 73 DEGREES 54 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 22.57 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 270.59 FEET 4 TO A POINT; THENCE, SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE, NORTH 89 DEGREES 45 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 272.68 FEET TO A POINT; THENCE, NORTH 73 DEGREES 54 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 35.79 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 19 DEGREES 54 MINUTES 06 SECONDS, HAVING A RADIUS OF 99.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 57 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 34.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH 79 DEGREES 15 MINUTES 22 SECONDS, HAVING A RADIUS OF 102.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 86 DEGREES 21 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 130.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 33 DEGREES 38 MINUTES 49 SECONDS, HAVING A RADIUS OF 33.62 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES 32 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 19.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 16 DEGREES 07 MINUTES 10 SECONDS, HAVING A RADIUS OF 262.20 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88 DEGREES 25 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 73.52 FEET; THENCE, NORTH 83 DEGREES 30 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 574.66 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 11 DEGREES 34 MINUTES 47 SECONDS, HAVING A RADIUS OF 305.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 77 DEGREES 43 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 61.54 FEET; THENCE NORTH 71 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 39.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.43 ACRES (18927 SQUARE FEET), MORE OR LESS.

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

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

IN WITNESS WHEREOF, _____ has caused this instrument to be executed this _____ day of _____, 2023.

Tucker Family Fund, LLC as GRANTOR

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 Victor Tucker, whose name as representative of **Tucker Family Fund, LLC**, an Alabama limited liability corporation, 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 of said limited liability corporation on the day the same bears date.

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

Notary Public