

STATE OF ALABAMA)
)
COUNTY OF LIMESTONE)

CONVEYANCE OF TEMPORARY
CONSTRUCTION EASEMENT
No title opinion requested and none provided.

KNOW ALL MEN BY THESE PRESENTS, that **TUCKER FAMILY FUND LLC**, (“Grantor”), for and in consideration of Seven Thousand One Hundred Eighty Two Dollars (\$7,182.00) paid by the **CITY OF MADISON, Alabama, a municipal corporation** in Madison County, Alabama (“Grantee”), the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee, its successors and assigns, a temporary construction easement over, under, upon, and across the following described property which is situated in the City of Madison, Limestone County, Alabama, 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 AND THE SOUTHWEST CORNER OF SECTION 12, 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 88 DEGREES 12 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 1297.47 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING, NORTH 00 DEGREES 10 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 36.85 FEET TO A POINT ON A LINE; THENCE, SOUTH 71 DEGREES 55 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 55.79 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 255.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 43 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 51.45 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 14 DEGREES 50 MINUTES 47 SECONDS, HAVING A RADIUS OF 212.20 FEET, AND WHOSE LONG CHORD BEARS NORTH 89 DEGREES 03 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 54.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 77 DEGREES 18 MINUTES 19 SECONDS, HAVING A RADIUS OF 152.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 87 DEGREES 19 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 189.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19 DEGREES 54 MINUTES 06 SECONDS, HAVING A RADIUS OF 49.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES 57 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 17.02 FEET; THENCE, SOUTH 73 DEGREES 54 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 28.84 FEET TO A POINT ON A LINE; THENCE, SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 265.69 FEET TO A POINT ON A LINE; THENCE, SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT ON A LINE; THENCE, NORTH 89 DEGREES 45 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 270.59 FEET TO A POINT ON A LINE; THENCE, NORTH 73 DEGREES 54 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 22.57 FEET TO A POINT ON A LINE; THENCE, NORTH 17 DEGREES 28 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 25.46 FEET TO A POINT ON A

LINE; THENCE, NORTH 72 DEGREES 31 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 5.00 FEET TO A POINT ON A LINE; THENCE, SOUTH 17 DEGREES 28 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 25.58 FEET TO A POINT ON A LINE; THENCE, NORTH 73 DEGREES 54 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 6.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 19 DEGREES 54 MINUTES 06 SECONDS, HAVING A RADIUS OF 84.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 63 DEGREES 57 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 29.11 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 117.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 86 DEGREES 21 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 149.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 33 DEGREES 38 MINUTES 55 SECONDS, HAVING A RADIUS OF 18.62 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES 32 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 10.78 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 247.20 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88 DEGREES 25 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 69.32 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 290.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 77 DEGREES 43 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 58.51 FEET; THENCE NORTH 71 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 44.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRES (43749 SQUARE FEET), MORE OR LESS.

TO HAVE AND TO HOLD unto the Grantee, its successors, and assigns until Grantee completes its right of way improvement project, or one (1) year from the date of this agreement, whichever shall first occur. At such time, the above-described temporary construction easement shall terminate, and all rights shall revert to the Grantor.

For itself, its successors and assigns, Grantor covenants and agrees with the Grantee, its successors, and assigns, that they are lawfully seized in fee simple of said premises; that the Grantor is free from all encumbrances, and that he has a good right to sell and convey the same as aforesaid; and that they will warrant and defend the same to the Grantee, its successors and assigns for the duration of the temporary construction easement, against the lawful claims of all persons.

IN WITNESS WHEREOF, Victor Tucker, caused this instrument to be executed this _____ day of May 2023.

GRANTOR

**Victor Tucker, representative of the
TUCKER FAMILY FUND, LLC**

STATE OF ALABAMA

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COUNTY OF _____

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I, the undersigned authority, as Notary Public in and for said County in said State, hereby certify that **Victor Tucker, a representative of the TUCKER FAMILY FUND, LLC** whose name is signed to the foregoing instrument and who is, or who has been made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

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

Notary Public