

This instrument prepared by: **Brian Kilgore, City Attorney, City of Madison Legal Department, 100 Hughes Road, Madison, AL 35758**

**STATE OF ALABAMA**

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**WARRANTY DEED**

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**FOR RIGHT-OF-WAY**

**COUNTY OF LIMESTONE**

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**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 to the undersigned **GRANTOR** in hand paid by the **GRANTEE**, the receipt of which is hereby acknowledged, **TUCKER FAMILY FUND, LLC** (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:

A PARCEL OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3WEST OF THE HUNTSVILLE MERIDIAN IN MADISON COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBEDAS 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, SOUTH 71 DEGREES 55 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 39.32 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 305.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 43 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 61.54 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 262.20 FEET, AND WHOSE LONG CHORD BEARS NORTH 88 DEGREES 25 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 73.52 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH 33 DEGREES 38 MINUTES 49 SECONDS, HAVING A RADIUS OF 33.62 FEET, AND WHOSE LONGCHORD BEARS NORTH 63 DEGREES 32 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 19.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 79 DEGREES 15 MINUTES 22 SECONDS, HAVING A RADIUS OF 102.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 86 DEGREES 21 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 130.11 FEET TO THE BEGINNING OF ANON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19 DEGREES 54 MINUTES 06 SECONDS, HAVING A RADIUS OF 99.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63 DEGREES57 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 34.29 FEET;

THENCE, SOUTH 73 DEGREES 54 MINUTES 51SECONDS EAST FOR A DISTANCE OF 35.79 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 45 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 272.68 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 10.90 FEET TO A POINT, POINT LYING ON THE EXISTING NORTHERN RIGHT OF WAY LINE OF HARDIMAN ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE, ALONG SAID NORTHERN MARGIN OF HARDIMAN ROAD, NORTH 89 DEGREES 32 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 204.77 FEET TO A POINT; THENCE, NORTH 86 DEGREES 13 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 106.41 FEET TO A POINT, POINT BEING THE TERMINUS OF THE NORTHERN RIGHT OF WAY MARGIN OF HARDIMAN ROAD AND THE BEGINNING OF THE NORTHERN RIGHT OF WAY OF MADISON BRANCH BOULEVARD (FORMERLY HALSEY DRIVE - PUBLIC RIGHT OF WAY VARIES); THENCE, ALONG SAID NORTHERN MARGIN OF MADISON BRANCH BOULEVARD,NORTH 88 DEGREES 38 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 435.20 FEET TO A POINT; THENCE, NORTH 85 DEGREES 43 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 250.22 FEET TO A POINT; THENCE, SOUTH 06 DEGREES 29 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 20.78 FEET TO A POINT, POINT BEING THE TERMINUS OF MADISON BRANCH BOULEVARD RIGHT OF WAY; THENCE, NORTH 72 DEGREES 44 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 239.96 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 05 SECONDS WEST A DISTANCE OF 20.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.57 ACRES (24756 SQUARE FEET), MORE OR LESS.

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

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 \_\_\_\_\_, 2023.

**By:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**STATE OF ALABAMA** )  
 )  
**COUNTY OF** \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Victor Tucker, whose name is signed to the foregoing conveyance as a representative of Tucker Family Fund, LLC 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

*Warranty Deed  
Tucker Family Fund, LLC  
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