

This instrument prepared by: Megan Zingarelli, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA

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QUITCLAIM DEED

§

(VACATION OF EASEMENT)

COUNTY OF MADISON

§

No title search requested and none prepared.

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the **City of Madison, Alabama, a municipal corporation** (hereinafter referred to as “Grantor”), hereby extinguishes any and all interest that it has in the portion of the public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **James D. Walcott & wife, Susan L. Walcott**, (hereinafter referred to as “Grantees”) any and all interest Grantor possesses which was created in and by the following described public utility & drainage easement.

BEING A UTILITY AND DRAINAGE EASEMENT WHICH LIES ON THE EASTERLY LINE OF LOT 18 IN BLOCK 9, STONE RIDGE II SUBDIVISION, OF RECORD ON PLAT BOOK 11, PAGE 48 – 49 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, SAID LOT AS SHOWN ON SAID PLAT, AND SAID EASEMENT EXISTING BY VIRTUE OF EASEMENTS NOTE AS SHOWN AND RECORDED ON PAGE 48 OF SAID PLAT. THE SAID EASEMENT TO BE VACATED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18 AND FROM WHICH A HALF-INCH IRON ROD FOUND BEARS S69°58’17”E, A DISTANCE OF 1.05 FEET; THENCE S20°34’09”E (RECORDED BEARING S21°10’40”E), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING S20°34’09”E (RECORDED BEARING S21°10’40”E), A DISTANCE OF 533.56 FEET; THENCE S61°57’16”W, A DISTANCE OF 5.04 FEET; THENCE N20°34’09”W, A DISTANCE OF 534.22 FEET; THENCE N69°25’51”E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. SAID PORTION TO BE VACATED CONTAINS 0.06 ACRES (2,670 SQUARE FEET), MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the City of Madison, Alabama, a municipal corporation, has hereunto set its hand and seal this ____ day of September, 2026.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Ranae Bartlett, Mayor
City of Madison, Alabama

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA §
 §
COUNTY OF MADISON §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ranae Bartlett, whose name as Mayor of the City of Madison, Alabama, and Lisa Thomas, whose name as City Clerk-Treasurer of the City of Madison, Alabama, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their respective capacities as Mayor of the City of Madison and City Clerk-Treasurer of the City of Madison, executed the same voluntarily for and as the act of the City of Madison, Alabama, a municipal corporation, on the day the same bears date.

Given under my hand this the _____ day of September 2026.

Notary Public