

THIS INSTRUMENT PREPARED BY: BRIAN KILGORE, CITY ATTORNEY, CITY OF MADISON, ALABAMA; 100 HUGHES ROAD, MADISON, ALABAMA 35758; TELEPHONE NUMBER (256) 774-4404.

STATE OF ALABAMA)
COUNTY OF LIMESTONE)

QUIT CLAIM DEED

No title opinion requested nor provided

KNOW ALL MEN BY THESE PRESENTS: That Kurtell A. Jackson and Rosa A. Jackson (Hereinafter referred to as “Grantors”), for and in consideration of the sum of Ten Dollars (\$10.00) do hereby grant, bargain, sell, and hereby extinguish any and all interest that he and she has in the portion of the property described below and does by these presents release, remise, quitclaim, and convey unto the **CITY OF MADISON, ALABAMA, a municipal corporation** (herein referred to as **GRANTEE**) any and all interest Grantors possess within the property described below and situated in Limestone County, Alabama, to-wit:

BEING A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST, HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS LOT 117, FINAL PLAT OF WHITWORTH FARMS PHASE 4, IN INSTRUMENT TO KURTRELL A. AND ROSA B. JACKSON, IN INSTRUMENT NO. 2012-73167 OF THE RECORDS OF LIMESTONE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 117 AND THE SOUTHWEST CORNER OF LOT 118, ON THE EASTERLY RIGHT-OF-WAY LINE OF BURGREN ROAD (60' WIDTH PUBLIC R.O.W.);

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID BURGREN ROAD AND SAID LOT 117 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 01°54'34" EAST, 71.07 FEET, TO A POINT FOR CORNER;
2. SOUTH 01°54'30" EAST, 111.06 FEET, TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING INTO SAID LOT 117 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 41°08'15" EAST, 58.79 FEET, TO A POINT FOR CORNER;
2. SOUTH 89°11'01" EAST, 57.31 FEET, TO A POINT FOR CORNER;
3. SOUTH 63°01'16" EAST, 29.82 FEET, TO A POINT FOR CORNER ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF HARDIMAN ROAD (60' WIDTH PUBLIC R.O.W) AND THE SOUTH LINE OF SAID LOT 117;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID HARDIMAN ROAD AND LOT 117 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 89°26'00" WEST, 63.19 FEET TO A POINT FOR CORNER;
2. IN A NORTHWESTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 58.34 FEET, A CHORD NORTH 45°40'13" WEST, 83.00 FEET, A CENTRAL ANGLE OF 90°41'15", AND AN ARC LENGTH OF 92.34 FEET TO THE **POINT OF BEGINNING** CONTAINING 1,603 SQUARE FEET OF LAND AND SUBJECT TO ANY EASEMENTS OF RECORD.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal on this the _____ day of September 2024.

By: _____
Kurtell A. Jackson

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kurtell A. Jackson, whose name 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 on the day the same bears date.

Given under my hand and official seal this the _____ day of _____ 2024.

Notary Public

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the ____ day of _____ 2024.

By:

Rosa A. Jackson

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rosa A. Jackson, whose name 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 on the day the same bears date.

Given under my hand and official seal this the ____ day of _____ 2024.

Notary Public