



THEN SOUTH 07 DEGREES 35 MINUTES 59 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF KYSER BLVD.

THEN ALONG SAID MARGIN SOUTH 82 DEGREES 24 MINUTES 01 SECOND WEST A DISTANCE OF 378.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 2020.93 SQUARE FEET, MORE OR LESS.

AND,

MADISON COUNTY:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEING LOCATED IN COMMON AREA "BI" OF BRADFORD STATION PHASE 2 AS RECORDED IN PLAT BOOK 2023, PAGE 147 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID COMMON AREA "BI".

THEN FROM THE POINT OF BEGINNING SOUTH 62 DEGREES 05 MINUTES 21 SECONDS EAST A DISTANCE OF 31.62 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF KYSER BOULEVARD.

THEN LEAVING SAID MARGIN, ALONG THE EASTERN MARGIN OF RUGBY DRIVE, ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 78 DEGREES 27 MINUTES 47 SECONDS A DISTANCE OF 34.24 FEET (A CHORD BEARING AND DISTANCE OF NORTH 62 DEGREES 05 MINUTES 21 SECONDS WEST, 31.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 121.76 SQUARE FEET, MORE OR LESS.

**TO HAVE AND TO HOLD** the same unto Grantee, and unto its successors and assigns forever together with the right of reasonable entry and reentry from time to time as occasion may require for the use of the easement hereinabove described.

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

NAME

\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGE**

STATE OF ALABAMA )

COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that \_\_\_\_\_, is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she, as sole owner and with full authority, executed the same voluntarily.

Given under my hand and seal, this \_\_\_\_ day of \_\_\_\_\_, 2024.

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

My commission expires: