THIS INSTRUMENT PREPARED BY: BRIAN KILGORE, CITY ATTORNEY FOR THE CITY OF MADISON, 100 HUGHES ROAD, MADISON AL 35758 256-774-4404

STATE OF ALABAMA)	
		TEMPORARY CONSTRUCTION EASEMENT
COUNTY OF MADISON)	

KNOW ALL MEN BY THESE PRESENTS: That SPMK XXII CHARLESTON OAKS LLC (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **THE CITY OF MADISON, ALABAMA, an Alabama municipal corporation** (hereinafter referred to as "Grantee"), and unto its successors and assign, a non-exclusive Temporary construction easement through, over and upon the following described lands of Grantor more particularly described as follows:

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 COMMENCING AT THE SOUTHEAST CORNER OF NORTH KYSER SUBDIVISION, AS RECORDED IN PLAT BOOK 38, PAGE 34 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA. THEN ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF KYSER BLVD NORTH 82 DEGREES 24 MINUTES 01 SECOND EAST, 23.59 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING AND LEAVING SAID MARGIN NORTH 07 DEGREES 35 MINUTES 59 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT.

THEN NORTH 82 DEGREES 24 MINUTES 01 SECOND EAST A DISTANCE OF 329.74 FEET

TO A POINT. THEN NORTH 37 DEGREES 24 MINUTES 01 SECOND EAST A DISTANCE OF

11.19 FEET TO A POINT. THEN NORTH 82 DEGREES 24 MINUTES 01 SECONDS EAST A

DISTANCE OF 8.02 FEET TO A POINT. THEN SOUTH 52 DEGREES 35 MINUTES 59

SECONDS EAST A DISTANCE OF 11.19 FEET TO A POINT. THEN NORTH 82 DEGREES 24

MINUTES 01 SECOND EAST A DISTANCE OF 25.38 FEET TO A POINT.

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 NORTHEST 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 WIT	NESS WHERE	EOF , the said Grantor has	hereunto set its hai	nd and affixed its seal
on this the	_ day of	, 2024.		

	NAME
ACKNOWL	EDGE
STATE OF ALABAMA)	
COUNTY OF)	
I, the undersigned, a Notary Public in and for the ale, is signed to the fore to me, acknowledged before me on this day the conveyance, he/she, as sole owner and with full authors.	egoing conveyance and who was made known at, being informed of the contents of said
Given under my hand and seal, this _	day of, 2024.
My commission expires:	Notary Public