

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

STATE OF ALABAMA)
): UTILITY & DRAINAGE EASEMENT
COUNTY OF LIMESTONE) *No title opinion provided nor requested.*

KNOW ALL MEN BY THESE PRESENTS: That the **RYAN CARTER EBERSOLD AND COURTNEY EVE EBERSOLD** (hereinafter referred to as "Grantors"), 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, do hereby grant, bargain, sell, and convey unto **THE CITY OF MADISON, ALABAMA**, a municipal corporation (hereinafter referred to as "Grantee"), and unto its successors and assigns, a permanent and perpetual public utility and drainage and ingress egress easement on, over, along, across, under, and through the lands of the Grantor situated in Limestone County, Alabama, particularly described as follows:

STATE OF ALABAMA)
LIMESTONE COUNTY)

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N. 00° 38' 12" E., 208.99 FEET AND N. 88° 29' 57" E., 40.03 FEET FROM A FOUND RAILROAD SPIKE BEING THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N. 00° 38' 12" E., 12.30 FEET; THENCE S. 89° 21' 48" E., 5.00 FEET; THENCE S. 00° 38' 12" W., 12.11 FEET; THENCE S. 88° 29' 57" W., 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 61 S.F. OF LAND AND SUBJECT TO ANY EASEMENTS OF RECORD.

For the establishment of a public utility and drainage and ingress/egress easement for use of Grantee, its authorized assignees, and franchisees, as well as other purposes not inconsistent with the rights herein granted, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes stated.

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

Tract 2 U & D Easement Deed: Ryan Carter Ebersold & Courtney Eve Ebersold
EXHIBIT C

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

By: _____

Ryan Carter Ebersold

STATE OF ALABAMA)

)

COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ryan Carter Ebersold, 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: _____

Courtney Eve Ebersold

STATE OF ALABAMA)

)

COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Courtney Eve Ebersold, 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

