

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 Tucker Family Fund, LLC (Hereinafter referred to as “Grantor”), 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 NORTHWEST 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 IN INSTRUMENT TO TUCKER FAMILY FUND, LLC, IN BOOK 382, PAGE 31 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 LOT 117 AND THE SOUTHWEST CORNER OF LOT 118, FINAL PLAT OF WHITWORTH FARMS PHASE 4, AND ON THE EASTERLY RIGHT-OF-WAY LINE OF BURGREEN ROAD (60<sup>1</sup> WIDTH PUBLIC R.O.W.);

THENCE, CROSSING SAID BURGREEN ROAD, SOUTH 88°05'28<sup>11</sup> WEST, 60.00 FEET, TO A POINT ON THE WESTERLY PRESCRIPTIVE RIGHT-OF-WAY OF SAID BURGREEN ROAD AND THE EASTERLY LINE OF SAID TUCKER FAMILY FUND, LLC TRACT;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID BURGREEN ROAD AND TUCKER FAMILY FUND TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 01°54'32<sup>11</sup> EAST, 71.07 FEET, TO A POINT FOR CORNER;
2. SOUTH 01°54'30<sup>11</sup> EAST, 128.58 FEET, TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

3. SOUTH 01°54<sup>1</sup>30<sup>11</sup>EAST, 37.92 FEET, TO A POINT FOR CORNER ON THE SOUTH LINE OF SAID TUCKER FAMILY FUND, LLC TRACT AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARDIMAN ROAD (60' WIDTH PUBLIC R.O.W.);

THENCE, SOUTH 89°16<sup>1</sup>46<sup>11</sup>WEST, 43.00 FEET, CONTINUING ALONG THE COMMON LINE OF SAID HARDIMAN ROAD AND TUCKER FAMILY FUND TRACT TO A POINT FOR CORNER;

THENCE, CROSSING SAID TUCKER FAMILY FUND LLC TRACT, NORTH 47°21<sup>1</sup>10<sup>11</sup>EAST, 56.74 FEET TO THE POINT OF BEGINNING CONTAINING 815 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:** \_\_\_\_\_

**Its:** \_\_\_\_\_

**STATE OF ALABAMA** )

**COUNTY OF MADISON** )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Victor H. Tucker, whose name is signed to the foregoing conveyance and who is or has been made known to me as a officer and/or representative of the Tucker Family Fund, LLC, 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