

STATE OF ALABAMA)
 :
COUNTY OF LIMESTONE)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **M AND G HOLDINGS, LLC, an Alabama limited liability company** (“Grantor”) whose address is 2101 Governors Drive, Huntsville, AL 35805, as a Donation by Grantor to **CITY OF MADISON, a municipal corporation in the State of Alabama** (“Grantee”) whose address is 100 Hughes Road, Madison, Alabama 35758, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real property, lying and being in the County of Limestone, State of Alabama, to-wit:

That certain real property being 23.13+/- acres and more particularly described on **Exhibit “A”** attached hereto.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **GRANTEE** and unto its successors and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2024; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of Limestone County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, GRANTOR, has caused this instrument to be executed by its duly authorized representative on this the ____ day of _____, 2023.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR:

M AND G HOLDINGS, LLC, an Alabama limited liability company

By: Aaron Mance
Its: Member

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Aaron Mance, whose name as Member of M and G Holdings, LLC, an Alabama limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the ____ of _____, 2023.

Notary Public
My Commission Expires: _____

This instrument prepared by:
Matthew R. Harrison
HARRISON & GAMMONS, P.C.
2430 L & N Drive
Huntsville, AL 35801
256-533-7711
HG

EXHIBIT "A"

ALL THAT PART OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, SAID POINT BEING "Z" IN THE CENTER OF BURGREN ROAD THENCE, SOUTH 88 DEGREES 48 MINUTES 33 SECONDS EAST, A DISTANCE OF 1648.58 FEET TO A POINT, THENCE, SOUTH 01 DEGREES 48 MINUTES 36 SECONDS WEST, A DISTANCE OF 305.02 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 669, PAGE 38, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY:

THENCE SOUTH 01 DEGREES 48 MINUTES 36 SECONDS WEST ALONG THE WEST BOUNDARY OF THE BOBBY AND JOAN BURGREN PROPERTY AS SHOWN ON THE TAX ACCESSORS SITE FOR LIMESTONE COUNTY, ALABAMA, A DISTANCE OF 1146.32 FEET TO A 1/2" REBAR SET AND CAPPED "JWK&A CA-1098LS"; THENCE NORTH 88 DEGREES 08 MINUTES 45 SECONDS WEST A DISTANCE OF 977.01 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' AND A DELTA ANGLE OF 89 DEGREES 59 MINUTES 33 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 08 MINUTES 59 SECONDS WEST, 35.35' TO A POINT; THENCE NORTH 01 DEGREES 50 MINUTES 48 SECONDS EAST A DISTANCE OF 445.07 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 255.00' AND A DELTA ANGLE OF 33 DEGREES 17 MINUTES 45 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 29 MINUTES 40 SECONDS EAST, A DISTANCE 146.11', TO A POINT; THENCE NORTH 35 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 350.88 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 245.00' AND A DELTA ANGLE OF 24 DEGREES 59 MINUTES 26 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 106.02' TO A POINT; THENCE NORTH 11 DEGREES 46 MINUTES 40 SECONDS EAST A DISTANCE OF 33.39 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT; THENCE NORTH 88 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 268.82 FEET TO A POINT; THENCE NORTH 65 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 183.56 FEET TO A POINT; THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS EAST A DISTANCE OF 283.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RECORDED OR UNRECORDED FOR PUBLIC UTILITIES AND/OR RIGHTS-OF-WAY.