

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF MADISON

§

No title search requested and none prepared.

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the **City of Madison, Alabama, a municipal corporation** (hereinafter referred to as “Grantor”), hereby extinguishes any and all interest that it has in the portion of the open easement described below and does by these presents release, remise, quitclaim, and convey unto **Doublehead Properties, LLC**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described open easement situated in Madison, Madison County, Alabama, to-wit:

STATE OF ALABAMA
COUNTY OF MADISON

COMMENCING AT THE NORTHEAST CORNER OF COMMON AREA 1 OF THE FINAL PLAT OF ACADIA AT ARLINGTON PARK AS RECORDED IN PLAT BOOK 2023, PAGES 3-4 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, SAID POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF ROYAL DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT:

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID RIGHT-OF-WAY RUN SOUTH 45 DEGREES 09 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 79.24 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 01 DEGREE 13 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 969.98 FEET TO A POINT;

THENCE RUN SOUTH 38 DEGREES 27 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 8.26 FEET TO A POINT;

THENCE RUN NORTH 01 DEGREE 13 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 971.37 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY FOR ROYAL DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY RUN NORTH 45 DEGREES 09 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 7.21 FEET AND BACK TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINS 0.11 ACRES +/-.

TO HAVE AND TO HOLD to said Grantee, its heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the City of Madison, Alabama, a municipal corporation, has hereunto set its hand and seal this ____ day of May, 2023.

City of Madison, Alabama,
a municipal corporation

Attest:

*Quitclaim Deed
Acadia at Arlington, U&D VOE
Page 1 of 2*

By: _____
Paul Finley, Mayor
City of Madison, Alabama

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

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COUNTY OF MADISON

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Paul Finley, whose name as Mayor of the City of Madison, Alabama, and Lisa Thomas, whose name as City Clerk-Treasurer of the City of Madison, Alabama, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their respective capacities as Mayor of the City of Madison and City Clerk-Treasurer of the City of Madison, executed the same voluntarily for and as the act of the City of Madison, Alabama, a municipal corporation, on the day the same bears date.

Given under my hand this the _____ day of May 2023.

Notary Public