

STATE OF ALABAMA) PUBLIC EASEMENT
COUNTY OF MADISON)

KNOW ALL MEN BY THESE PRESENTS: That **GEORGE WALTON ANDERSON, a married man, and LAWRENCE A. ANDERSON, a single man, as the sole heirs of the ESTATE OF MARION KATHRYN HUGHES ANDERSON (Probate Case No. 57076); and George Walton Anderson and Lawrence A. Anderson as Co-Trustees of the RESIDUARY TRUST CREATED BY THE LAST WILL AND TESTAMENT OF GEORGE WALTON HUGHES,** as the Grantors (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, does hereby grant, bargain, sell, and convey unto the **CITY OF MADISON, an Alabama municipal corporation,** (hereinafter referred to as "Grantee"), and unto its successors and assigns, a perpetual and permanent public easement through, over, and under the following described lands of Grantor, said easement being located in Madison County, Alabama, and being more particularly described as follows:

ALL THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA. PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTER OF THE WEST BOUNDARY OF SAID SECTION 16; THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS EAST 17.;70 FEEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY MARGIN OF SULLIVAN STREET WITH THE NORTH RIGHT OF WAY MARGIN OF MARTIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY MARGIN OF SAID MARTIN STREET, NORTH 70 DEGREES 48 MINUTES 43 SECONDS EAST 312.21 FEET; THENCE NORTH 70 DEGREES 53 MINUTES 39 SECONDS EAST 328.83 FEET TO THE POINT OF BEGINNING; SAID POINT IS FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE GEORGE WALTON HUGHES RESIDUARY TRUST AS DESCRIBED IN DEED BOOK 574, PAGE 355 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA.

THENCE FROM THE POINT OF BEGINNING AND ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT, NORTH 18 DEGREES 35 MINUTES 26 SECONDS WEST 198.09 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF MAIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY MARGIN OF SAID MAIN STREET, NORTH 70 DEGREES 50 MINUTES 45 SECONDS EAST 18.33 FEET; THENCE LEAVING SAID STREET AND ALONG THE PROPOSED EAST RIGHT OF WAY MARGIN OF WISE STREET, SOUTH 18 DEGREES 38 MINUTES 57 SECONDS EAST 178.56 FEET TO THE POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 19.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 02 MINUTES 39 SECONDS EAST 27.61 FEET TO THE NORTH RIGHT OF WAY MARGIN OF SAID MARTIN STREET; THENCE ALONG THE NORTH RIGHT OF WAY MARGIN OF SAID MARTIN STREET, SOUTH 70 DEGREES 53 MINUTES 30 SECONDS WEST 39.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRE OF 3,846.7 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 entry and re-entry from time to time as occasion may require for the use of the right of way easement hereinabove described, and together with the right to use the right of way and enjoy the full extent of the right of way easement hereinabove described.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal on this the _____ day of May 2023.

GRANTORS:

By: _____
GEORGE WALTON ANDERSON, Trustee of
the Residuary Trust created by the Last Will and
Testament of George Walton Hughes

By: _____
LAWRENCE A. ANDERSON, also known as
Larry Anderson, Trustee of the Residuary Trust
created by the Last Will and Testament of
George Walton Hughes

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that **GEORGE WALTON ANDERSON**, whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day that, he executed the same voluntarily as of the day of the same bears date.

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

Notary Public
My commission expires: _____

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for the above County, in said State, hereby certify that **LAWRENCE A. ANDERSON**, whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day that, he executed the same voluntarily as of the day of the same bears date.

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

Notary Public
My commission expires: _____

This Instrument Prepared By:
Tim McFalls, Esq.
Assistant City Attorney
City of Madison, Alabama
100 Hughes Road, Madison, AL 35758

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION, AND WHO ISSUED NO TITLE OPINION OR TITLE INSURANCE.