

This instrument prepared by: Megan Zingarelli, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA	§	<u>QUITCLAIM DEED</u>
	§	<u>(VACATION OF EASEMENT)</u>
COUNTY OF MADISON	§	<i>No title search requested and none prepared.</i>

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 utility and drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Kevin J. Horn and Christy A. Horn**, a married couple (hereinafter referred to as “Grantees”), any and all interest Grantor possesses which was created in and by the following described utility and drainage easement situated in Madison, Madison County, Alabama, to-wit:

COMMENCING AT A CAPPED ½-INCH REBAR STAMPED “MORELL ENG CA-742-LS” LOCATED AT THE NORTHWEST CORNER OF LOT 15 OF WINDERMERE SUBDIVISION PHASE 2, AS RECORDED IN PLAT BOOK 2023, PAGES 171-173 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY SERVICE CENTER, HUNTSVILLE, ALABAMA, THENCE RUN SOUTH 01 DEGREE 53 MINUTES 32 SECONDS WEST ALONG THE WESTERN BOUNDARY OF SAID LOT 15 A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 59 MINUTES 50 SECONDS EAST AT A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT THAT IS PROPOSED TO BE VACATED; THENCE FROM THE POINT OF BEGINNING RUN SOUTH 87 DEGREES 59 MINUTES 50 SECONDS EAST AT A DISTANCE OF 62 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREE 53 MINUTES 32 SECONDS WEST AT A DISTANCE OF 7.50 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 59 MINUTES 50 SECONDS WEST AT A DISTANCE OF 62.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 53 MINUTES 32 SECONDS EAST AT A DISTANCE OF 7.50 FEET AND BACK TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINING 0.01 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, their 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 April, 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

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

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

§

§

COUNTY OF MADISON

§

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 April 2025.

Notary Public