

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 LIMESTONE	§	<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 & drainage easements described below and does by these presents release, remise, quitclaim, and convey unto **Diltina Development Corporation**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described utility & drainage easements situated in Madison, Limestone County, Alabama, to-wit:

Easement “A” (within Bellawoods Phase 4 Lot 178)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN TRACT 3C OF THE FINAL PLAT OF BELLAWOODS – PHASE 2B AS RECORDED IN PLAT BOOK L, PAGES 130-131 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 61 OF THE FINAL PLAT OF SAID BELLAWOODS – PHASE 2; THENCE RUN NORTH 86 DEGREES 34 MINUTES 58 SECONDS WEST, 934.47 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 61 DEGREES 07 MINUTES 48 SECONDS WEST, 43.92 FEET TO A POINT; THENCE RUN NORTH 15 DEGREES 45 MINUTES 21 SECONDS WEST, 4.13 FEET TO A POINT; THENCE RUN NORTH 30 DEGREES 07 MINUTES 21 SECONDS EAST, 55.35 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 07

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MINUTES 39 SECONDS EAST, 6.62 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 08 MINUTES 41 SECONDS EAST, 29.99 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.020 ACRES (890 SQUARE FEET) MORE OR LESS.

And

Easement "B" (within Bellawoods Phase 4 Lot 179)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, CITY OF MADISON, LIMESTONE COUNTY, ALABAMA, {BEARINGS AND DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)} AND BEING A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT ESTABLISHED BY THE FINAL PLAT OF BELLAWOODS – PHASE 2 AS RECORDED IN PLAT BOOK L, PAGES 23-25 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA, AND BEING FURTHER DESCRIBED AS LYING WITHIN TRACT 3C OF THE FINAL PLAT OF BELLAWOODS – PHASE 2B AS RECORDED IN PLAT BOOK L, PAGES 130-131 IN SAID PROBATE OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 61 OF THE FINAL PLAT OF SAID BELLAWOODS – PHASE 2; THENCE RUN NORTH 85 DEGREES 28 MINUTES 17 SECONDS WEST, 867.43 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, RUN SOUTH 81 DEGREES 08 MINUTES 34 SECONDS WEST, 54.28 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 08 MINUTES 41 SECONDS WEST, 22.70 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 07 MINUTES 39 SECONDS EAST, 55.17 FEET TO A POINT; THENCE RUN SOUTH 35 DEGREES 55 MINUTES 36 SECONDS EAST, 5.60 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.017 ACRES (724 SQUARE FEET) MORE OR LESS.

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 September 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

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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 September 2025.

Notary Public