

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 easement described below and does by these presents release, remise, quitclaim, and convey unto **Tennessee Valley Communities, LLC**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described utility & drainage easement situated in Madison, Limestone County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8” CAPPED IRON PIN (2TP) MARKING THE SOUTHWEST CORNER OF LOT 40 AND THE SOUTHEAST CORNER OF LOT 41 OF THE FINAL PLAT OF “HERITAGE HILLS PHASE 3” AS RECORDED IN PLAT BOOK L PAGE 198, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA AND LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF SHERRY HILL TRAIL (50’ PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINANTES (EAST ZONE, NAD ’83) OF NORTH: 1,533,155.94’, EAST: 363,111.20’ ; THENCE LEAVING SAID NORTH MARGIN AND ALONG THE COMMON LOT LINE OF SAID LOTS 40 & 41 OF SAID HERITAGE HILLS PHASE 3 (PB L PG 198), NORTH 06 DEGREES 51 MINUTES 29 SECONDS EAST, 126.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD ’83) OF NORTH: 1,533,281.04’, EAST: 363,126.25’;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID COMMON LOT LINE, NORTH 83 DEGREES 08 MINUTES 31 SECONDS WEST, 5.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 51 MINUTES 29 SECONDS EAST, 4.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 08 MINUTES 31 SECONDS EAST, 10.00 FEET TO A POINT; THENCE SOUTH 06 DEGREES 51 MINUTES 29 SECONDS WEST, 4.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 08 MINUTES 31 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) MARKING THE SOUTHWEST CORNER OF LOT 44 AND THE SOUTHEAST CORNER OF LOT 45 OF THE FINAL PLAT OF "HERITAGE HILLS PHASE 3" AS RECORDED IN PLAT BOOK L PAGE 198, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA AND LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF SHERRY HILL TRAIL (50' PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,533,222.37' EAST: 362,736.45'; THENCE, LEAVING SAID NORTH MARGIN AND ALONG THE COMMON LOT LINE OF SAID LOTS 44 & 45 OF SAID HERITAGE HILLS PHASE 3 (PB L PG 198), NORTH 06 DEGREES 51 MINUTES 29 SECONDS EAST, 104.80 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,533,326.42', EAST: 362,748.97';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID COMMON LOT LINE, NORTH 83 DEGREES 08 MINUTES 31 SECONDS WEST, 5.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 51 MINUTES 29 SECONDS EAST, 4.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 08 MINUTES 31 SECONDS EAST, 10.00 FEET TO A POINT; THENCE SOUTH 06 DEGREES 51 MINUTES 29 SECONDS WEST, 4.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 08 MINUTES 31 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3

WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) MARKING THE
NORTHEAST CORNER OF LOT 47 AND THE NORTHWEST CORNER OF LOT
48 OF THE FINAL PLAT OF "HERITAGE HILLS PHASE 3" AS RECORDED IN
PLAT BOOK L PAGE 198, IN THE OFFICE OF THE JUDGE OF PROBATE OF
LIMESTONE COUNTY, ALABAMA AND LYING ON THE SOUTH RIGHT-OF-
WAY MARGIN OF SHERRY HILL TRAIL (50' PUBLIC RIGHT-OF-WAY) AND
HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH:
1,533,142.67' EAST: 362,753.92'; THENCE, LEAVING SAID SOUTH MARGIN
AND ALONG THE COMMON LOT LINE OF SAID LOTS 47 & 48 OF SAID
HERITAGE HILLS PHASE 3 (PB L PG 198), SOUTH 06 DEGREES 51 MINUTES
29 SECONDS WEST, 131.82 FEET TO THE POINT OF BEGINNING AND HAVING
STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH:
1,533,011.79', EAST: 363,738.18';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID COMMON
LOT LINE, SOUTH 83 DEGREES 01 MINUTES 08 SECONDS EAST, 5.00 FEET
TO A POINT; THENCE SOUTH 06 DEGREES 51 MINUTES 29 SECONDS WEST,
8.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 01 MINUTES 08
SECONDS WEST 10.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 51
MINUTES 29 SECONDS EAST, 8.00 FEET TO A POINT; THENCE SOUTH 83
DEGREES 01 MINUTE 08 SECONDS EAST, 5.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 80 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3
WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) MARKING THE
NORTHEAST CORNER OF LOT 49 AND THE NORTHWEST CORNER OF LOT
50 OF THE FINAL PLAT OF "HERITAGE HILLS PHASE 3" AS RECORDED IN
PLAT BOOK L PAGE 198, IN THE OFFICE OF THE JUDGE OF PROBATE OF
LIMESTONE COUNTY, ALABAMA AND LYING ON THE SOUTH RIGHT-OF-
WAY MARGIN OF SHERRY HILL TRAIL (50' PUBLIC RIGHT-OF-WAY) AND
HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH:
1,533,125.78' EAST: 362,943.26'; THENCE, LEAVING SAID SOUTH MARGIN
AND ALONG THE COMMON LOT LINE OF SAID LOTS 49 & 50 OF SAID
HERITAGE HILLS PHASE 3 (PB L PG 198), SOUTH 06 DEGREES 51 MINUTES
29 SECONDS WEST, 142.07 FEET TO THE POINT OF BEGINNING AND HAVING

STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,532.984.73', EAST: 362,926.30';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID COMMON LOT LINE, SOUTH 83 DEGREES 01 MINUTE 08 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 06 DEGREES 51 MINUTES 29 SECONDS WEST, 4.00 FEET TO A POINT; THENCE NORTH 83 DEGREES 01 MINUTES 08 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 51 MINUTES 29 SECONDS EAST, 4.00 FEET TO A POINT; THENCE SOUTH 83 DEGREES 01 MINUTE 08 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 SQUARE FEET, MORE OR LESS.

AND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" CAPPED IRON PIN (2TP) MARKING THE SOUTHWEST CORNER OF LOT 85 AND THE SOUTHEAST CORNER OF LOT 86 OF THE FINAL PLAT OF "HERITAGE HILLS PHASE 3" AS RECORDED IN PLAT BOOK L PAGE 198, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA AND LYING ON THE NORTH RIGHT-OF-WAY MARGIN OF SHERRY HILL TRAIL (50' PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,533,139.66' EAST: 363,410.85'; THENCE, LEAVING SAID NORTH MARGIN AND ALONG THE COMMON LOT LINE OF SAID LOTS 85 & 86 OF SAID HERITAGE HILLS PHASE 3 (PB L PG 198), NORTH 00 DEGREES 23 MINUTES 29 SECONDS EAST, 145.23 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,533,284.88', EAST: 363,411.84';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID COMMON LOT LINE, SOUTH 87 DEGREES 45 MINUTES 51 SECONDS WEST, 5.01 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 29 SECONDS EAST, 4.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 45 MINUTES 51 SECONDS EAST, 10.01 FEET TO A POINT; THENCE SOUTH 00 DEGREES 23 MINUTES 29 SECONDS WEST, 4.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 45 MINUTE 51 SECONDS WEST, 5.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 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 D. 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 D. 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