

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

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF MADISON

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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 utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **3+2 Properties, 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, Madison County, Alabama, to-wit:

ALL THAT PART OF LOTS 4 AND 5 OF BLOCK 2 OF CHESTNUT ACRES AS RECORDED IN PLAT BOOK 6 ON PAGE 49 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8” REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 4 OF SAID SUBDIVISION; THENCE, INTO SAID LOT 4, SOUTH 17 DEGREES 02 MINUTES 24 SECONDS EAST 15.79 FEET TO A POINT THAT IS 5 FEET EAST OF THE WEST BOUNDARY OF SAID LOT 4 AND 15 FEET SOUTH OF THE SOUTH MARGIN OF THE 50-FOOT RIGHT OF WAY FOR CHESTNUT DRIVE; THENCE SOUTH 88 DEGREES 51 MINUTES 09 SECONDS EAST 123.20 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERIN DESCRIBED, SAID POINT BEING ON THE WEST BOUNDARY OF THE 5-FOOT UTILITY AND DRAINAGE EASEMENT WHICH LIES ALONG THE EAST BOUNDARY OF SAID LOT 4; THENCE, FROM THE POINT OF BEGINNING, ALONG A LINE THAT IS 15 FEET SOUTH OF THE SOUTH MARGIN OF CHESTNUT DRIVE, ACROSS SAID LOTS 4 AND 5, SOUTH 88 DEGREES 51 MINUTES 09 SECONDS EAST 10.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE 5-FOOT UTILITY AND DRAINAGE EASEMENT THAT LIES ALONG THE WEST BOUNDARY OF SAID LOT 5; THENCE, ALONG THE EAST BOUNDARY OF SAID EASEMENT, SOUTH 01 DEGREE 13 MINUTES 33 SECONDS WEST 129.72 FEET TO THE NORTH BOUNDARY OF THE 5-FOOT EASEMENT WHICH LIES ALONG THE SOUTH BOUNDARIES OF THE TWO LOTS; THENCE NORTH 88 DEGREES 47 MINUTES 59 SECONDS WEST 10.00 FEET TO THE WEST BOUNDARY OF THE 5-FOOT UTILITY AND DRAINAGE EASMENT THAT LIES ALONG THE EAST BOUNDARY OF SAID LOT 4; THENCE, ALONG SAID BOUNDARY, NORTH 01 DEGREES 13 MINUTES 33 SECONDS EAST 129.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1297 SQUARE FEET OR 0.0298 ACRES, MORE OR LESS.

Quitclaim Deed

Lots 4 & 5 of Block 2 of Chestnut Acres VOE

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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 August 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

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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 August 2025.

Notary Public