

This instrument prepared by:
James R. Howison, Esq.
Andrew Hoover & Attorneys, P.C.
30484 Ardmore Avenue
Ardmore, AL 35739

STATE OF ALABAMA)
)
COUNTY OF MADISON)

**STATUTORY WARRANTY DEED FOR
UTILITY AND DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of ten dollars (\$10.00), the mutual promises and covenants contained herein, and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE**, the receipt of which is hereby acknowledged, **ATWATER SAVE IT ALL STORAGE MADISON AL, LLC**, an Alabama Limited Liability Company (herein referred to as **GRANTOR**), does hereby grant, bargain, sell, and convey unto the **CITY OF MADISON, ALABAMA**, a municipal corporation (herein referred to as **GRANTEE**), and does dedicate for public use as a utility and drainage easement, the following-described premises, located in Madison County, Alabama, together with every individual and collective right, privilege, tenement, hereditament, and appurtenance pertaining thereto, to-wit:

A Pond Easement being located across a portion of Lot 2B of A RESUBDIVISION OF LOT 2 OF A RESUBDIVISION OF LOTS 4A AND 4B OF A RESUBDIVISION OF LOT 4A OF A RESUBDIVISION OF LOTS 3 AND 4 OF A RESUBDIVISION OF LOT 1 OF A RESUBDIVISION OF LOT 1 OF A RESUBDIVISION OF LOT 1 OF MADISON TOWNE CENTRE, as recorded in Instrument No. 20061215000848600 in the Office of the Judge of Probate, Madison County, Alabama, said easement also being situated in the Northeast Quarter of Section 9, Township 4 South, Range 2 West, Madison County Alabama, and being more particularly described as follows:

Begin at a found capped rebar stamped Johnson, said point being the Northeast corner of said Lot 2B; thence run South 01 Degrees 56 Minutes 47 Seconds West along the East line of said Lot 2B for a distance of 105.11 feet to a point; thence leaving said East line run North 88 Degrees 05 Minutes 34 Seconds West for a distance of 87.06 feet to a point; thence run North 01 Degrees 59 Minutes 46 Seconds East for a distance of 45.05 feet to a point; thence run North 87 Degrees 57 Minutes 03 Seconds West for a distance of 112.03 feet to a point; thence run North 01 Degrees 56 Minutes 19 Seconds East for a distance of 59.90 feet to a point on the North line of said Lot 2B; thence run South 88 Degrees 03 Minutes 41 Seconds East along said North line for a distance of 199.07 feet to the Point of Beginning. Said easement contains 15,873 square feet or 0.36 acres more or less.

This conveyance is made subject to all matters of record in the records of the Judge of Probate of Madison County, Alabama, including but not limited to any ad valorem taxes affecting such property. Grantee accepts this property for purpose of use as a public right-of-way and for no other purpose.

TO HAVE AND TO HOLD unto the Grantee, its successors, and assigns forever.

NO TITLE SEARCH REQUESTED AND NONE PREPARED.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Addresses: 8476 Old Madison Pike, Madison, AL 35758
Grantee's Address: 100 Hughes Road, Madison, AL 35758
Property Address: n/a
Tax Parcel ID No.: n/a
Tax Assessor Value: not separately assessed

[remainder of page intentionally blank—signature page to follow]

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be executed on the _____ day of _____, 2024.

GRANTOR:

GRANTEE:

**ATWATER SAVE IT ALL STORAGE
MADISON AL, LLC**

THE CITY OF MADISON, ALABAMA

By: _____
Nick Stratigakes, Managing Member

By: _____
Paul Finley, Mayor

Attest: _____
Lisa D. Thomas, City Clerk-Treasurer

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nick Stratigakes, whose name as Managing Member of Atwater Save It All Storage Madison AL, LLC, is signed to the foregoing conveyance and who is or has been made known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as the general partner of the sole member of such limited liability company.

Given under my hand and official seal this the ____ day of _____, 2024.

Notary Public

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 and official seal this the ____ day of _____, 2024.

Notary Public

EXHIBIT MAP FOR POND EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°59'46" E	45.05'
L2	N 01°56'19" E	59.90'

POND EASEMENT
 15,873 Sq. Feet ±
 0.36 Acres ±

PARCEL ID:
 16-02-09-1-001-077.007
 MADISON MARKET DG, LLC
 361 SUMMIT BLVD
 BIRMINGHAM, AL 35243

LOT 2B
 A RESUBDIVISION OF LOT 2 OF A
 RESUBDIVISION OF LOTS 4A AND
 4B OF A RESUBDIVISION OF LOT 4A
 OF A RESUBDIVISION OF LOTS 3
 AND 4 OF A RESUBDIVISION OF
 LOT 1 OF A RESUBDIVISION OF LOT
 1 OF A RESUBDIVISION OF LOT 1 OF
 MADISON TOWNE CENTRE
 INSTRUMENT NO.
 20061215000848600

LOT 2A
 A RESUBDIVISION OF LOT 2 OF A
 RESUBDIVISION OF LOTS 4A AND
 4B OF A RESUBDIVISION OF LOT 4A
 OF A RESUBDIVISION OF LOTS 3
 AND 4 OF A RESUBDIVISION OF
 LOT 1 OF A RESUBDIVISION OF LOT
 1 OF A RESUBDIVISION OF LOT 1 OF
 MADISON TOWNE CENTRE
 INSTRUMENT NO.
 20061215000848600

PARCEL ID:
 16-02-09-1-001-077.010
 FLDG ASSOCIATES-POOL 7 LLC
 455 FAIRWAY DRIVE, SUITE 301
 DEERFIELD BEACH, FL 33441

WATERS EDGE LANE
 (VARIABLE R.O.W.)
 (PLAT BOOK 19, PAGES 1-2)

WATER'S EDGE VILLAGE
 PHASE XVIIIIC
 PLAT BOOK 29, PAGES 31

STONE MEADOW VILLAGE
 PHASE IA
 PLAT BOOK 17, PAGES 10-13



NOT TO SCALE

OLD MADISON PIKE
 (80' R.O.W.)

IPF CAPPED
 REBAR(CA-019)

IPF CAPPED
 REBAR(CA-019)

IPF CAPPED
 REBAR(CA-019)

IPF CAPPED
 REBAR(JOHNSON)

P.O.B.

IPF CAPPED
 REBAR

IPF CAPPED
 REBAR

IPF
 PK NAIL

IPF CAPPED
 REBAR(MARTIN)

IPF RR SPIKE

IPF 1/2"
 REBAR

IPF CAPPED
 REBAR

FND CONCRETE
 MONUMENT

R.O.W. IPF NAIL/DISK
 (JOHNSON)

R.O.W.

R.O.W.

R.O.W.

ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NE 1/4 OF SECTION 9,
 TOWNSHIP 4 SOUTH, RANGE 2
 WEST, MADISON COUNTY,
 ALABAMA

DRAWING: #22-0465

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
 ENGINEERING, LAND PLANNING, & SURVEYING
 1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
 HOOVER, ALABAMA 35244
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