

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

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

**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 **D&D Investment Group, 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 SECTION 4, TOWNSHIP 4 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN AND ALL THAT PART OF LOT 2, DUBLIN ACRES PHASE 3, RECORDED IN DOCUMENT #20170103000003420, IN THE OFFICE OF JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT THAT IS SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST 37.97 FEET AND SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST 15.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, DUBLIN ACRES PHASE 3. THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89 DEGREES 55 MINUTES 46 SECONDS EAST 388.56 FEET TO A POINT; THENCE SOUTH 00 DEGREES 32 MINUTES 13 SECONDS WEST 10.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 55 MINUTES 46 WEST 388.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST 10.00 FEET TO THE POINT OF BEGINNING.

**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 July 2025.

*Quitclaim Deed*  
*Lot 2 of Dublin Acres Subdivision, Phase 3, Utility & Drainage VOE*  
*Page 1 of 2*

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 July 2025.

\_\_\_\_\_  
Notary Public