

**STATE OF ALABAMA**

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**WARRANTY DEED**  
**FOR RIGHT-OF-WAY**

)

**COUNTY OF MADISON**

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**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of 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, **Christy Nickelson** (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 public right-of-way, 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 tract of land lying and being in the Southwest Quarter of the Southeast Quarter of Section 6, Township-4-South, Range-2-West, Madison County, Alabama and being more particularly described as follows:

COMMENCE at said Northeast Corner, of the Southwest Quarter of the Southeast Quarter Section 6, thence S 31° 35' 16" W a distance of 791.77 feet to a point on the north Right-of-Way of Browns Ferry Road and also being the POINT OF BEGINNING being 28.16 feet left of station 11+40; thence leaving said North Right-of-Way N 45° 31' 06" E a distance of 34.99 feet the a point being 63.15 feet left of station 11+40; thence being a point of curvature of a non-tangent curve to the right having a radius of 2992.93, a delta of 03° 46' 12", a chord bearing of S 42° 34' 49" E, and a chord distance of 196.89, continuing along the arc of said curve a distance of 196.93 to the point of ending of said curve being 63.15 feet left of station 13+36.9; thence S 40° 53' 31" E a distance of 191.03 feet to a point that is 63.15 feet left of station 15+27.9; thence S 49° 06' 36" W a distance of 24.96 feet to a point that is 38.2 feet left of station 15+27.9; thence S 41° 43' 19" E a distance of 189.52 feet to a point that is 40.43 feet left of station 17+12.77; thence S 01° 15' 56" W a distance of 16.32 feet to a point that is 30 feet left of station 17+24.88 and also on the present Right-of-Way of Browns Ferry Road; thence N 41° 09' 27" W along said present Right-of-Way a distance of 392.75 feet to a point that is 30 feet left of station 13+36.9 said point being the point of curvature of a tangent curve to the left having a radius of 2957.93, a delta of 03° 46' 12", a chord bearing of N 42° 34' 49" W, and a chord distance of 194.59; thence continue along the arc of said curve a distance of 194.62 feet to the point of ending of said curve and back to the POINT OF BEGINNING.

The above-described tract contains 0.35 acres more or less.

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

And Grantor covenants with the Grantee, its successors, and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to dedicate and convey the same as aforesaid; and that it will warrant and defend the same to the Grantee, its successors, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed on the \_\_\_\_\_ day of July 2023.

*Warranty Deed*  
*Christy Nickelson*  
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By: \_\_\_\_\_

STATE OF ALABAMA           )  
  )  
COUNTY OF MADISON        )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Christy Nickelson, whose name 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 executed the same voluntarily as an act on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of July 2023.

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