

This instrument prepared by: Brian Kilgore, 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 MADISON	§	<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 and drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Vince Averette**, (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described utility and drainage easement situated in Madison, Madison County, Alabama, to-wit:

STATE OF ALABAMA
COUNTY OF MADISON

EASEMENT TO BE VACATED

All that part of Lot 50 of WILLOW CREEK, PHASE 2, A RESUBDIVISION OF TRACT A OF WILLOW CREEK, A RESUBDIVISION OF TRACT 1 OF MARVIN STEWART PHASE 1 (20150622000331800) DOCUMENT NO. 20161229000742250 (and corrected by Surveyor’s Affidavit recorded as Document No. 20170105000008380), as recorded in Document No. 2018-00027553, in the Office of The Judge of Probate of Madison County, Alabama; Particularly described as commencing at the Northeast corner of said Lot 50; Thence South 60 degrees 25 minutes 59 seconds West 8.56 feet; Thence South 00 degrees 43 minutes 33 seconds East 2.28 feet to the Point of Beginning of the herein described tract.

Thence from the Point of Beginning, continue South 00 degrees 43 minutes 33 seconds East 3.42; Thence South 60 degrees 25 minutes 59 seconds West 112.24 feet; Thence around a curve to the left having a radius of 65.00 feet with a chord bearing and distance of North 26 degrees 28 minutes 23 seconds West 3.00 feet; Thence North 60 degrees 25 minutes 59 seconds East 138.36 feet to the Point of Beginning.

TO HAVE AND TO HOLD to said Grantee, its heirs, successors, and assigns forever.

