

STATE OF ALABAMA	§	QUITCLAIM DEED
	§	(VACATION OF EASEMENT)
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 **The Spencer Companies, Inc.**, (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:

A PORTION OF A UTILITY AND DRAINAGE EASEMENT AS SHOWN ON CERTIFIED PLAT OF NORTH AIRPORT BUSINESS SUBDIVISION AS RECORDED IN PLAT BOOK 30 AT PAGE 75 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 ACCORDING TO THE CERTIFIED PLAT OF NORTH AIRPORT BUSINESS SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK 2022 AT PAGE 137 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, THENCE SOUTH 67 DEGREES 44 MINUTES 46 SECONDS WEST (ALABAMA STATE PLANE GRID, EAST ZONE [NAD83]) ALONG THE NORTH RIGHT-OF-WAY OF MADISON BOULEVARD A DISTANCE OF 64.70 FEET TO A POINT; THENCE NORTH 25 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 15.02 FEET TO A POINT ON THE EASTERLY MARGIN OF SAID EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 67 DEGREES 44 MINUTES 46 SECONDS WEST A DISTANCE OF 15.02 FEET TO A POINT; THENCE NORTH 25 DEGREES 22 MINUTES 52 SECONDS WEST A DISTANCE OF 180.96 FEET TO A POINT; THENCE SOUTH 64 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 139.71 FEET TO A POINT; THENCE NORTH 02 DEGREES 16 MINUTES 24 SECONDS EAST A DISTANCE OF 16.93 FEET TO A POINT; THENCE NORTH 64 DEGREES 37 MINUTES 08 SECONDS EAST A DISTANCE OF 146.85 FEET TO A POINT; THENCE SOUTH 25 DEGREES 22 MINUTES 52 SECONDS EAST A DISTANCE OF 196.78 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.114 ACRES MORE OR LESS.

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 March, 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 §
 §
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 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 March 2025.

Notary Public