

STATE OF ALABAMA
COUNTY OF MADISON

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WARRANTY DEED
FOR RIGHT-OF-WAY

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 of four-thousand five hundred dollars (\$4,500) the undersigned **Heritage Station Homeowners Association** (herein referred to as **GRANTOR**) was paid in hand by the **CITY OF MADISON, ALABAMA, a municipal corporation** (herein referred to as **GRANTEE**), the receipt of which is hereby acknowledged, and **GRANTOR** does hereby grant, bargain, sell, and convey unto the **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 26° 14' 33" W a distance of 879.53 feet to the POINT OF BEGINNING: said point being on the existing South Right-Way of Browns Ferry Road and 30.80 feet right of station 12+42.00; thence being a point of curvature of a nontangent curve to the right having a radius of 2897.93, a delta of 02° 20' 35", a chord bearing of S 41° 28' 45" E, and a chord distance of 118.50; thence continue along the arc of said curve and said South Right-of-Way a distance of 118.51 to the point of ending of said curve being 30.90 feet right of station 13+60.51; thence continue along said South-of-Way S 40° 59' 23" E a distance of 81.76 feet to a point being 30.70 feet right of station 14+42.07; thence leaving said South Right-of-Way S 20° 38' 33" W a distance of 23.09 feet to a point being 50.70 feet right of station 14+52.90; thence N 40° 59' 23" W for a distance of 93.03 feet to a point being 50.90 feet right of station 13+60.51; said point being the point of curvature of a tangent curve to the left having a radius of 2877.93, a delta of 02° 20' 35", a chord bearing of N 41° 19' 17" W, and a chord distance of 117.68; thence continue along the arc of said curve a distance of 117.69 to the point of ending of said curve being 50.80 feet right of station 12+42.00; thence N 47° 29' 56" E a distance of 20.00 feet back to the POINT OF BEGINNING.

The above-described tract contains 0.10 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 August 2023.

By: _____

STATE OF ALABAMA)
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COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leslie Warren, as designated representee of the Heritage Station Homeowner's Association 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 August 2023.

Notary Public