

This instrument prepared by: Megan Zingarelli, 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 & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Keith A. Lenhard and Margaret S. Lenhard, a married couple** (hereinafter referred to as “Grantees”), 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 LOT 12, BLOCK 2 OF STONERIDGE III SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 31, IN THE OFFICE OF JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 12 AND ON THE EAST LINE OF A 5’ U & D EASEMENT THAT IS NORTH 37 DEGREES 22 MINUTES 56 SECONDS WEST 158.00 FEET FROM THE SOUTHEAST CORNER OF LOT 12, BLOCK 2 OF STONERIDGE III SUBDIVISION; THENCE FROM THE TRUE POINT OF BEGINNING AND NORTH 89 DEGREES 42 MINUTES 43 SECONDS WEST 6.32 FEET TO A POINT ON THE WEST LINE OF A 15’ U & D EASEMENT; THENCE ALONG SAID WEST LINE OF SAID 5’ U & D EASEMENT NORTH 37 DEGREES 22 MINUTES 56 SECONDS WEST 12.63 FEET TO A POINT ON THE SOUTH LINE OF A 15’ U & D EASEMENT; THENCE ALONG SAID 15’ U & D EASEMENT NORTH 89 DEGREES 42 MINUTES 43 SECONDS WEST 138.25 FEET TO A POINT ON THE EAST LINE OF A 5’ U & D EASEMENT; THENCE ALONG SAID EAST LINE OF SAID EASEMENT SOUTH 00 DEGREES 27 MINUTES 09 SECONDS WEST 10.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 34 MINUTES 56 SECONDS WEST 5.00 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 12; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 00 DEGREES 27 MINUTES 09 SECONDS EAST 25.00 FEET TO THE NORTHWEST CORNER OF LOT 12; THENCE ALONG THE NORTH BOUNDARY LINE OF LOT 12 SOUTH 89 DEGREES 42 MINUTES 43 SECONDS EAST 137.94 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE ALONG THE EAST BOUNDARY LINE OF LOT 12, SOUTH 37 DEGREES 22 MINUTES 56 SECONDS EAST 31.58 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD to said Grantees, their 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 October 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 October 2025.

Notary Public