

This instrument prepared by: Brian Kilgore, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA § **QUITCLAIM DEED**
 § **(VACATION OF EASEMENT)**
COUNTY OF MADISON § *No title search requested, and none prepared.*

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 property described below and does by these presents release, remise, quitclaim, and convey unto **Vardan, LLC** (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which situated in Madison, Madison County, Alabama, to-wit:

STATE OF ALABAMA)
MADISON COUNTY)

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND ALSO BEING A PART OF TRACT NO. 3 OF THE MADISONVILLE PROPERTIES EAST AS RECORDED IN PLAT BOOK 8, PAGE 43, PROBATE RECORDS, MADISON COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF ALABAMA HIGHWAY NO. 20 WHICH IS NORTH 0 DEGREES 35 MINUTES EAST 973.78 FEET AND SOUTH 63 DEGREES 39 MINUTES WEST 440.00 FEET FROM THE CENTER OF SAID SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 WEST;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTHERLY MARGIN OF ALABAMA HIGHWAY 20, SOUTH 63 DEGREES 39 MINUTES 00 SECONDS WEST 350.00 FEET TO AN IRON PIN;

THENCE LEAVING THE SOUTHERLY MARGIN OF ALABAMA HIGHWAY NO. 20, SOUTH 10 DEGREES 55 MINUTES 12 SECONDS EAST 600.28 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF LIME QUARRY ROAD;

THENCE ALONG THE NORTHERLY MARGIN OF LIME QUARRY ROAD, SOUTH 89 DEGREES 07 MINUTES 54 SECONDS EAST 334.65 FEET TO AN IRON PIN;

THENCE LEAVING THE NORTHERLY MARGIN OF LIME QUARRY ROAD, NORTH 10 DEGREES 11 MINUTES 00 SECONDS WEST 761.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.20 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING AS SHOWN ON THE RIGHT-OF-WAY MAP OF PROJECT NO. ID-565-5(4) AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA. COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 WEST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER A DISTANCE OF 198 FEET, MORE OR LESS, TO THE PRESENT NORTHWEST RIGHT-OF-WAY OF LIME QUARRY ROAD; THENCE NORTHEASTERLY ALONG SAID PRESENT NORTHWEST

RIGHT-OF-WAY LINE A DISTANCE OF 53 FEET, MORE OR LESS, TO THE PRESENT NORTH RIGHT-OF-WAY LINE OF SAID ROAD; THENCE EASTERLY ALONG SAID PRESENT NORTH RIGHT-OF-WAY LINE A DISTANCE OF 665 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN TO BE CONVEYED, SAID POINT OF BEGINNING BEING ON A LINE WHICH EXTENDED FROM A POINT THAT IS 250 FEET NORTHWESTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF PROJECT NO. ID-565-5(4) AT STATION 659+00 TO A POINT THAT IS 235 FEET NORTHWESTERLY OF AND AT RIGHT ANGLES OF THE CENTERLINE OF SAID PROJECT AT STATION 668+75; THENCE NORTHEASTERLY ALONG SAID LINE A DISTANCE OF 78 FEET, MORE OR LESS, TO SAID POINT THAT IS 235 FEET NORTHWESTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID PROJECT AT STATION 668+75; THEN NORTHEASTERLY ALONG A LINE (WHICH IF EXTENDED WOULD INTERSECT A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHERN RAILWAY THAT IS 115 FEET NORTHWESTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID PROJECT) A DISTANCE OF 116 FEET, MORE OR LESS, TO THE EAST PROPERTY LINE, THENCE SOUTHERLY ALONG SAID EAST PROPERTY LINE A DISTANCE OF 53 FEET, MORE OR LESS, TO THE PRESENT NORTH RIGHT-OF-WAY LINE OF LIME QUARRY ROAD; THENCE WESTERLY ALONG SAID PRESENT NORTH RIGHT-OF-WAY LINE A DISTANCE OF 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID STRIP OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 WEST AND CONTAINING 0.15 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 28th day of August, 2023.

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 August 2023.

Notary Public

