

**THIS INSTRUMENT PREPARED BY:** *City Attorney, City of Madison, 100 Hughes Road, Madison, AL 35758*

*No title search requested and none performed.*

**STATE OF ALABAMA** )  
 )  
**COUNTY OF MADISON** )

**WARRANTY DEED FOR  
CONVEYANCE OF EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that **Old Town II, LLC**, an Alabama limited liability corporation, hereinafter referred to as **GRANTOR**, for and in consideration of Ten Dollars (\$10.00) cash to it in hand paid by the **City of Madison, Alabama**, a municipal corporation, hereinafter referred to as **GRANTEE**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said City of Madison and its successors and assigns a permanent and perpetual easement for storm drainage and utility purposes over, through, and across the following-described property, situated in Madison, Madison County, Alabama, to-wit:

A TRACT OR PARCEL OF LAND BEING WITHIN THE RIGHT-OF-WAY OF LIME QUARRY ROAD, BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TOWN MADISON BUSINESS PARK AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2021, PAGES 9-10, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF INTERGRAPH WAY; THENCE FROM THE POINT OF BEGINNING, NORTH 25 DEGREES 55 MINUTES 24 SECONDS WEST AND ALONG THE SAID EAST RIGHT-OF-WAY, 7.93 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 04 MINUTES 36 SECONDS EAST, 35.36 FEET TO A POINT; THENCE NORTH 64 DEGREES 04 MINUTES 36 SECONDS EAST, 214.52 FEET TO A POINT; THENCE NORTH 31 DEGREES 25 MINUTES 04 SECONDS EAST, 27.82 FEET TO A POINT; THENCE NORTH 71 DEGREES 35 MINUTES 57 SECONDS EAST, 201.40 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 38 MINUTES 16 SECONDS EAST, 119.35 FEET TO A POINT; THENCE SOUTH 88 DEGREES 01 MINUTES 48 SECONDS EAST, 302.93 FEET TO A POINT; THENCE SOUTH 01 DEGREES 58 MINUTES 12 SECONDS WEST, 2.18 FEET TO A POINT; THENCE SOUTH 51 DEGREES 55 MINUTES 33 SECONDS WEST, 91.81 FEET TO A POINT; THENCE NORTH 87 DEGREES 57 MINUTES 49 SECONDS WEST, 248.49 FEET TO A POINT; THENCE SOUTH 83 DEGREES 24 MINUTES 19 SECONDS WEST, 219.34 FEET TO A POINT. THENCE SOUTH 64 DEGREES 04 MINUTES 36 SECONDS WEST, 322.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 42115 SQ. FT. (0.967 ACRES), MORE OR LESS.

**TO HAVE AND TO HOLD** unto Grantee and its successors and assigns forever.

Grantor covenants with Grantee and its successors and assigns that it is lawfully seized in fee simple of the servient estate; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will warrant and defend the same to the Grantee and its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, \_\_\_\_\_ has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ as **GRANTOR**

EXHIBIT A—FORM OF DEED

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF ALABAMA )

)

COUNTY OF MADISON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of **Old Town II, LLC**, an Alabama limited liability corporation, 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, s/he executed the same voluntarily as an act of said \_\_\_\_\_ corporation on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public