

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 utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Chelsea McKinney and Jacob McKinney**, (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:

STATE OF ALABAMA
COUNTY OF MADISON

EASEMENT TO BE VACATED

ALL THAT PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT THAT IS SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 15.00 FEET AND SOUTH 00 DEGREES 20 MINUTES 20 SECONDS EAST 10.00 FEET FROM THE NORTHEAST CORNER OF LOT 20, OF WEST HIGHLANDS PHASE THREE SUBDIVISION, RECORDED IN PLAT BOOK 36 PAGE 5, IN THE OFFICE OF JUDGE OF PROBATE, MADISON COUNTY, ALABAMA

THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 00 DEGREES 20 MINUTES 20 SECONDS EAST 136.78 FEET TO A POINT;

THENCE NORTH 61 DEGREES 54 MINUTES 38 SECONDS WEST 11.37 FEET TO A POINT;

THENCE NORTH 00 DEGREES 20 MINUTES 20 SECONDS 131.36 FEET TO A POINT;

THENCE NORTH 89 DEGREES 36 MINUTES 26 SECONDS EAST 10.00 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 June, 2024.

Quitclaim Deed
102 Kelvingrove Drive, U&D VOE
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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 June 2024.

Notary Public