

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

STATE OF ALABAMA)
COUNTY OF MADISON)

DRAINAGE EASEMENT

THIS CONVEYANCE made and entered into on this the ___ day of June 2024, by **JEFFREY CHRISTENSEN**, a married man, and **VALERIE CHRISTENSEN**, married woman, as Grantors, in favor of **THE CITY OF MADISON, ALABAMA**, a public corporation organized under the laws of the State of Alabama, as Grantee.

WITNESSETH: That the Grantors for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to Grantors in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has this day given, granted, bargained, sold, and conveyed and does by these presents give, grant, bargain, sell, and convey unto the said Grantee, its successors and assigns, a permanent and perpetual easement for drainage on, over, along, across, under, and through the lands of the Grantor situated in Madison County, Alabama, particularly described as follows and as depicted on Exhibit "A" attached hereto and incorporated herein by reference:

STATE OF ALABAMA)
COUNTY OF MADISON)

ALL THAT PART OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 4 OF CHADRICK SUBDIVISION, A PLAT OF SAME RECORDED IN PLAT BOOK 14, PAGE 68 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 17, SOUTH 51 DEGREES 18 MINUTES 12 SECONDS EAST, A DISTANCE OF 12.55 FEET TO A POINT; THENCE NORTH 01 DEGREES 31 MINUTES 55 SECONDS EAST A DISTANCE OF 12.55 FEET TO THE NORTH MARGIN OF AN EXISTING 20 FOOT UTILITY AND DRAINAGE EASEMENT, AND SAID POINT ALSO BEING ON THE EAST MARGIN OF A 10 FOOT UTILITY AND DRAINAGE EASEMENT AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT: THENCE NORTH 01 DEGREES 31 MINUTES 55 SECONDS EAST AND ALONG EAST MARGIN A DISTANCE OF 47.96 FEET TO A POINT ON THE SOUTH MARGIN OF AN EXISTING 20 FEET UTILITY AND DRAINAGE EASEMENT (10 FEET EACH SIDE OF LOT LINE); THENCE NORTH 72 DEGREES 09 MINUTES 38 SECONDS EAST AND ALONG SAID SOUTH MARGIN, A DISTANCE OF 10.60 FEET TO A POINT; THENCE SOUTH 01 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 59.05 FEET TO A POINT ON THE NORTH MARGIN OF AN EXISTING 20 FOOT EASEMENT (10' EACH SIDE OF THE EXISTING LOT LINE); THENCE NORTH 51 DEGREES 18 MINUTES 12 SECONDS WEST AND ALONG SAID NORTH MARGIN A

DISTANCE OF 12.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES, MORE OR LESS.

for the establishment, construction, installation, maintenance, repair, operation, use, replacement, relocating, upgrading, changing the size of and/or removal, at all or any time(s), of such improvements, facilities, equipment, fixtures, and appurtenances as may be necessary for water and storm drainage; the right to control, channel and/or discharge stormwater; the right to maintain said easement granted clear of trees, undergrowth, and brush; and other purposes not inconsistent with the rights herein granted, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated.

TO HAVE AND TO HOLD the above-described rights, privileges, and easement unto Grantee, and to its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day set forth above.

JEFFREY CHRISTENSEN

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned notary public in and for said state and county, hereby certify that Jeffrey Christensen, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily.

Given under my hand and official seal this _____ day of June 2024.

{SEAL}

NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed on the day set forth above.

VALERIE CHRISTENSEN

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned notary public in and for said state and county, hereby certify that Valerie Christensen, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily.

Given under my hand and official seal this _____ day of June 2024.

{SEAL}

NOTARY PUBLIC

My Commission Expires: _____