

Common Area I B according to the Final Plat for Heritage Hills - Phase I, as recorded in Plat Book J, Page 417, in the Office of the Judge of Probate of Limestone County, Alabama.

Being also described as:

TRACT A

STATE OF ALABAMA:

LIMESTONE COUNTY:

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11. THEN SOUTH 89 DEGREES 18 MINUTES 05 SECONDS WEST, 877.06 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING SOUTH 88 DEGREES 47 MINUTES 57 SECONDS EAST A DISTANCE OF 4.99 FEET TO A POINT;

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90 DEGREES 01 MINUTES 23 SECONDS, A DISTANCE OF 39.28 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 47 MINUTES 15 SECONDS EAST, 35.36 FEET) TO A POINT;

THEN SOUTH 00 DEGREES 54 MINUTES 57 SECONDS WEST A DISTANCE OF 74.43 FEET TO A POINT;

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 26.60 FEET AND A DELTA ANGLE OF 77 DEGREES 17 MINUTES 21 SECONDS, A DISTANCE OF 35.89 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 33 MINUTES 38 SECONDS WEST, 33.23 FEET) TO A POINT;

THEN SOUTH 83 DEGREES 47 MINUTES 05 SECONDS WEST A DISTANCE OF 6.75 FEET TO A POINT;

THENCE WITH A CURVE A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 270.00 FEET AND A DELTA ANGLE OF 08 DEGREES 41 MINUTES 19 SECONDS, A DISTANCE OF 40.94 FEET (A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 07 MINUTES 13 SECONDS WEST, 40.91 FEET) TO A POINT;

THEN NORTH 01 DEGREES 13 MINUTES 26 SECONDS EAST A DISTANCE OF 85.58 FEET TO A POINT;

TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES MORE OR LESS.

**GRANTOR:**

THE CITY OF MADISON, an Alabama  
municipal corporation

ATTEST:

\_\_\_\_\_  
Lisa Thomas, City Clerk-Treasurer

By: \_\_\_\_\_  
Paul Finley, Mayor

STATE OF ALABAMA     )  
                                      :  
COUNTY OF MADISON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Finley and Lisa Thomas, whose names as Mayor and City Clerk-Treasurer, respectively, of THE CITY OF MADISON, ALABAMA, an Alabama municipal corporation, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they, in their capacities as Mayor and City Clerk-Treasurer and with full authority, executed the same voluntarily and as the act of said municipal corporation on the day the same bears date.

Given under my hand and seal this the \_\_\_\_ of April 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument prepared by:

Brian Kilgore  
City Attorney  
City of Madison  
100 Hughes Road  
Madison, Alabama 35758  
256-774-4404