

**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 **Old Town Investments, LLC**, (hereinafter referred to as “Grantee”) 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

ALL THAT PART OF LOTS 1-17 OF THE HEIGHTS AT TOWN MADISON, PHASE 5, A RESUBDIVISION OF TRACT B, THE HEIGHTS AT TOWN MADISON, PHASE 1A, A RESUBDIVISION OF TRACT B, THE HEIGHTS AT TOWN MADISON, A RESUBDIVISION OF TRACT B, TOWN MADISON, 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 2022, PAGES 424-426, BEING THE SOUTH 10 FEET OF AND EXISTING 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ADJACENT TO THE SOUTH RIGHT-OF-WAY OF TOWN MADISON BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SAID TOWN MADISON BOULEVARD, THENCE SOUTH 45 DEGREES 29 MINUTES 17 SECONDS EAST AND ALONG THE WEST BOUNDARY OF SAID LOT 1, 10.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE FROM THE POINT OF BEGINNING, AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 54 MINUTES 44 SECONDS EAST, 26.44 FEET TO A POINT; THENCE NORTH 44 DEGREES 30 MINUTES 43 SECONDS EAST, 247.52 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 609.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 46 MINUTES 14 SECONDS EAST, 258.61 FEET TO A POINT ON THE WEST BOUNDARY OF AN EXISTING 6.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID WEST BOUNDARY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 9.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 17 MINUTES 12 SECONDS EAST, 5.78 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID WEST BOUNDARY, SOUTH 17 DEGREES 30 MINUTES 02 SECONDS EAST, 4.42 FEET TO A POINT ON THE SOUTH BOUNDARY OF AN EXISTING 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID SOUTH BOUNDARY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 599.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 49 MINUTES 51 SECONDS WEST, 255.60 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID SOUTH BOUNDARY, SOUTH 44 DEGREES 30 MINUTES 43 SECONDS WEST, 247.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE SAID SOUTH BOUNDARY,

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 551.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 53 MINUTES 12 SECONDS WEST, 26.44 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 1; THENCE ALONG THE SAID WEST BOUNDARY, NORTH 45 DEGREES 29 MINUTES 17 SECONDS WEST, 10.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 5336 SQUARE FEET, MORE OR LESS.

ALSO:

ALL THAT PART OF LOTS 18-25 OF THE HEIGHTS AT TOWN MADISON, PHASE 5, A RESUBDIVISION OF TRACT B, THE HEIGHTS AT TOWN MADISON, PHASE 1A, A RESUBDIVISION OF TRACT B, THE HEIGHTS AT TOWN MADISON, A RESUBDIVISION OF TRACT B, TOWN MADISON, 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 2022, PAGES 424-426, BEING THE SOUTH 10 FEET OF AND EXISTING 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENT LYING SOUTH OF AND ADJACENT TO THE SOUTH RIGHT-OF-WAY OF TOWN MADISON BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 25, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SAID TOWN MADISON BOULEVARD, THENCE SOUTH 02 DEGREES 40 MINUTES 21 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 25, 10.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE POINT OF BEGINNING CONTINUE ALONG THE SAID EAST BOUNDARY, SOUTH 02 DEGREES 40 MINUTES 21 SECONDS EAST, 10.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF AN EXISTING 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID SOUTH BOUNDARY, SOUTH 87 DEGREES 19 MINUTES 38 SECONDS WEST, 313.85 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 599.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 35 MINUTES 18 SECONDS WEST, 119.80 FEET TO A POINT ON THE EAST BOUNDARY OF AN EXISTING 6.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID EAST BOUNDARY, NORTH 17 DEGREES 30 MINUTES 02 SECONDS WEST, 4.42 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 9.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 17 MINUTES 08 SECONDS EAST, 5.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 609.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 38 MINUTES 56 SECONDS EAST, 120.52 FEET TO A POINT; THENCE NORTH 87 DEGREES 19 MINUTES 38 SECONDS EAST, 58.85 FEET TO A POINT; THENCE SOUTH 02 DEGREES 40 MINUTES 21 SECONDS EAST, 5.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 19 MINUTES 38 SECONDS EAST, 10.00 FEET TO A POINT; THENCE NORTH 02 DEGREES 40 MINUTES 21 SECONDS WEST, 5.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 19 MINUTES 38 SECONDS EAST 245.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4298 SQUARE FEET, 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 \_\_\_\_\_ day of April 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 April 2023.

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