

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 **SHYAM 23, 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 pedestrian access, utilities, and drainage over, through, and across the following-described property, situated in Madison, Madison County, Alabama, to-wit:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 21; NORTH 00 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 973.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF MADISON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY MARGIN, SOUTH 65 DEGREES 39 MINUTES WEST, A DISTANCE OF 440.00 FEET TO A FOUND CAPPED REBAR STAMPED "MCELROY" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, SAID POINT BEING THE NORTHEAST CORNER OF THE SERVIENT TRACT; THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID SOUTHERLY RIGHT-OF-WAY MARGIN AND RUNNING ALONG THE EASTERLY BOUNDARY OF THE SERVIENT TRACT, SOUTH 09 DEGREES 09 MINUTES 50 SECONDS EAST, 42.85 FEET TO A POINT; THENCE LEAVING SAID EASTERLY BOUNDARY, SOUTH 64 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 147.82 FEET TO A POINT; THENCE NORTH 25 DEGREES 19 MINUTES 21 SECONDS WEST, 30.07 FEET TO A POINT; SOUTH 64 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.06 FEET TO A POINT; THENCE SOUTH 25 DEGREES 19 MINUTES 21 SECONDS EAST, 23.92 FEET TO A POINT; SOUTH 64 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 38.17 FEET TO A POINT; SOUTH 73 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 77.26 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE SERVIENT TRACT; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 09 DEGREES 53 MINUTES 34 SECONDS WEST, 23.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MADISON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 64 DEGREES 40 MINUTES 39 SECONDS EAST, 349.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,698 SQUARE FEET, 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, SHYAM 23, LLC, has caused this instrument to be executed this _____ day of January 2026.

SHYAM 23, LLC, as GRANTOR

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 **SHYAM 23, 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 limited liability company on the day the same bears date.

Given under my hand and official seal this the _____ day of January 2026.

Notary Public