

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 AT THE NORTHEAST CORNER OF THE SERVIENT TRACT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SERVIENT TRACT, SOUTH 09 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF 706.68 FEET TO A FOUND 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF INTERSTATE 565, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE FROM THE POINT OF BEGINNING AND RUNNING ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN SOUTH 82 DEGREES 29 MINUTES 10 SECONDS WEST, 108.74 FEET TO A POINT; THENCE SOUTH 65 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 79.74 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 565 AND LIME QUARRY ROAD (PRIVATE ROAD); THENCE RUNNING ALONG THE NORTHERLY RIGHT-OF-WAY OF LIME QUARRY ROAD (PRIVATE ROAD) NORTH 88 DEGREES 06 MINUTES 15 SECONDS WEST, 145.47 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE SERVIENT TRACT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT, NORTH 09 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.43 FEET TO A POINT; THENCE LEAVING SAID WESTERLY BOUNDARY, SOUTH 88 DEGREES 06 MINUTES 15 SECONDS EAST, 144.94 FEET TO A POINT; THENCE NORTH 65 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 78.04 FEET TO A POINT; THENCE NORTH 82 DEGREES 29 MINUTES 10 SECONDS EAST, 111.18 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SERVIENT TRACT; THENCE RUNNNG ALONG SAID EASTERLY BOUNDARY SOUTH 09 DEGREES 09 MINUTES 50 SECONDS EAST, 20.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6,681 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