

STATE OF ALABAMA

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QUITCLAIM DEED

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(VACATION OF EASEMENT)

COUNTY OF MADISON

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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 **Tennessee Valley Communities, 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

PART OF AN EASEMENT LOCATED ON COMMON AREA 1C OF THE FINAL PLAT OF 3 PARK PRESERVE AS RECORDED IN PLAT BOOK J PAGE 476-477 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA LOCATED IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 130 OF THE FINAL PLAT OF 3 PARK PRESERVE AS RECORDED IN PLAT BOOK J PAGES 476-477 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE SOUTH 31 DEGREES 11 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 37.24 FEET TO A POINT; THENCE SOUTH 31 DEGREES 20 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 39.26 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO A LEFT, HAVING A DELTA ANGLE OF 11 DEGREES 32 MINUTES 13 SECONDS, HAVING A RADIUS OF 25.00 FEET, HAVING A CHORD BEARING OF SOUTH 52 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 5.03 FEET TO A POINT; THENCE, SOUTH 58 DEGREES 30 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 29 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 10.88 FEET TO A POINT; THENCE ALONG A CURVE TO A RIGHT, HAVING A DELTA ANGLE OF 27 DEGREES 38 MINUTES 08 SECONDS, HAVING A RADIUS OF 21.48 FEET, HAVING A CHORD BEARING OF NORTH 45 DEGREES 32 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 10.26 FEET TO A POINT; THENCE NORTH 31 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 9.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 102 SQUARE FEET MORE OR LESS.

AND

PART OF AN EASEMENT LOCATED ON LOT 1 OF THE FINAL PLAT OF 3 PARK PRESERVE AS RECORDED IN PLAT BOOK J PAGE 476-477 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA LOCATED IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF THE FINAL PLAT OF 3 PARK PRESERVE AS RECORDED IN PLAT BOOK J PAGES 476-477 IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA, THENCE NORTH 31 DEGREES 29 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 105.00 FEET TO A POINT; THENCE SOUTH 58 DEGREES 30 MINUTES 15 SECONDS EAST FOR A DISTANCE 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 31 DEGREES 29 MINUTES 45 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE, SOUTH 58 DEGREES 30 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 10.83 FEET TO A POINT; THENCE ALONG A CURVE TO A LEFT, HAVING A DELTA ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF SOUTH 46 DEGREES 29 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 5.18 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 29 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE, NORTH 58 DEGREES 30 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 137 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

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COUNTY OF MADISON

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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