

STATE OF ALABAMA)
 :
COUNTY OF LIMESTONE)

KNOW ALL MEN BY THESE PRESENT: That the undersigned, **CITY OF MADISON, a municipal corporation in the State of Alabama** ("Grantor") whose address is 100 Hughes Road, Madison, Alabama 35758, as Grantor to **HERITAGE HILLS OWNERS ASSOCIATION, INC., an Alabama non-profit corporation** ("Grantee"), the receipt of which is hereby acknowledged, the undersigned Grantor does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described real estate, lying and being in the County of Limestone, State of Alabama, to-wit:

That certain real property being LOT 1A, containing a detention pond, and LOT 1B, including a sign, more particularly described as **Exhibit "A"** attached hereto.

TO HAVE AND TO HOLD THE above-described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **GRANTEE** and unto his heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2023; and further excepting any restrictions and easements pertaining to the above-described property of record in the Probate Office of Limestone County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, GRANTOR, has caused this instrument to be executed by **Paul Finley**, as Mayor of the City of Madison, Alabama on this the 28th day of March, 2023.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGES]

THE CITY OF MADISON, ALABAMA, a municipal corporation,

By: Paul Finley
Its: Mayor

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, _____ whose is a authorized representative of **HERITAGE HILLS OWNERS ASSOCIATION, INC.**, an Alabama non-profit corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, she, as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the ____ of _____, 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

EXHIBIT A

Common Area I A 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 F
STATE OF ALABAMA:
LIMESTONE COUNTY;

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 E ST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11. THEN SOUTH 87 DEGREES 45 MINUTES 27 SECONDS WEST, 484.05 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING SOUTH 50 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF 120.50 FEET TO A POINT;

THEN SOUTH 05 DEGREES 06 MINUTES 18 SECONDS EAST A DISTANCE OF 52.79 FEET TO A POINT;

THEN SOUTH 00 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 66.78 FEET TO A POINT;

THEN SOUTH 40 DEGREES 06 MINUTES 39 SECONDS EAST A DISTANCE OF 100.47 FEET TO A POINT;

THEN SOUTH 74 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 312.81 FEET TO A POINT;

THEN NORTH 49 DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 163.19 FEET TO A POINT;

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 160.00 FEET AND A DELTA ANGLE OF 50 DEGREES 52 MINUTES 47 SECONDS, A DISTANCE OF 142.08 FEET (A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 12 MINUTES 57 SECONDS WEST, 137.46 FEET) TO A POINT;

THEN NORTH 01 DEGREES 13 MINUTES 26 SECONDS EAST A DISTANCE OF 99.30 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 89 DEGREES 58 MINUTES 37 SECONDS, A DISTANCE OF 39.26 FEET (A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 12 MINUTES 45 SECONDS EAST, 35.35 FEET) TO A POINT;

THEN SOUTH 88 DEGREES 47 MINUTES 57 SECONDS EAST A DISTANCE OF 258.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES MORE OR LESS.

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.