

This instrument prepared by: Megan Zingarelli, City Attorney, City of Madison, 100 Hughes Road, Madison, Alabama 35758

STATE OF ALABAMA	§	<u>QUITCLAIM DEED</u>
	§	<u>(VACATION OF EASEMENT)</u>
COUNTY OF MADISON	§	<i>No title search requested and none prepared.</i>

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 public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **City of Madison Board of Education** (hereinafter referred to as “Grantee”) any and all interest Grantor possesses which was created in and by the following described public utility & drainage easement situated in Madison, Madison County, Alabama, to-wit:

BEING ALL THAT PART OF LOT 28, ACCORDING TO THE FINAL PLAT OF NORTH ALABAMA GAS DISTRICT AS RECORDED IN PLAT BOOK 23, PAGE 36 IN THE OFFICE OF JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND ALSO BEING SITUATED IN A PORTION OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 28, BEING A 1/2" CAPPED “HSM CA 1031” REBAR; THENCE SOUTH 85 DEGREE 36 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 199.27 FEET; THENCE SOUTH 1 DEGREES 34 MINUTES 44 SECONDS WEST LEAVING SAID NORTH LINE OF LOT 28 A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 1 DEGREE 34 MINUTES 44 SECONDS WEST A DISTANCE OF 5.01 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 13 SECONDS WEST A DISTANCE OF 55.02 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 35 SECONDS EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 13 SECONDS EAST A DISTANCE OF 54.93 FEET TO THE POINT OF BEGINNING;

CONTAINING 274 SQUARE FEET, OR 0.006 ACRES +/-.

TO HAVE AND TO HOLD to said Grantees, its heirs, successors, and assigns forever.

Quitclaim Deed
108 Church Street VOE
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