

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

ALL THAT PART OF LOT 16 OF TOWN MADISON PHASE 15 AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2025, PAGES 140-142, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16, THENCE SOUTH 02 DEGREES 40 MINUTES 21 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 16, 46.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BULLPEN ALLEY; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY, SOUTH 87 DEGREES 19 MINUTES 39 SECONDS WEST, 10.12 FEET TO A POINT; THENCE NORTH 02 DEGREES 40 MINUTES 21 SECONDS WEST, 46.29 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 16; THENCE NORTH 87 DEGREES 19 MINUTES 39 SECONDS EAST, 10.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 468 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, 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 August, 2026.

City of Madison, Alabama,
a municipal corporation

Attest:

By: _____
Ranae Bartlett, Mayor
City of Madison, Alabama

Lisa Thomas
City Clerk-Treasurer

STATE OF ALABAMA

§

§

COUNTY OF MADISON

§

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ranae Bartlett, 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 _____ 2026.

Notary Public