

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

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 public utility & drainage easement described below and does by these presents release, remise, quitclaim, and convey unto **Michael Crossley & Donna Crossley**, a married couple (hereinafter referred to as “Grantees”) 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:

A PART OF LOT 36 OF RAINBOW LANDING, PHASE FIVE, AS A RESUBDIVISION OF TRACT 1 OF RAINBOW LANDING, PHASE TWO, A RESUBDIVISION OF TRACT 1 RAINBOW LANDING, A RESUBDIVISION OF TRACT 1A OF A RESUBDIVISION OF TRACT 1 & LOT 5 OF A RESUBDIVISION OF TRACT 1 OF MCCRARY-CRUNK COMMERCIAL SUBDIVISION, RECORDED IN PLAT BOOK 44, PAGE 47, AND ALSO RECORDED AS INSTRUMENT NUMBER 20070823000602090, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA. THIS CONVEYANCE IS ALSO SUBJECT TO ANY PRIOR RESERVATION, SEVERANCE OR CONVEYANCE OF MINERALS OR MINERAL RIGHTS. COMMENCE AT A 1/2” REBAR MARKING THE NW CORNER OF SAID LOT 36 AND RUN SOUTH 43 DEGREES 13 MINUTES 14 SECONDS EAST A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN NORTH 46 DEGREES 46 MINUTES 46 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 44 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.53 FEET TO A POINT; THENCE RUN NORTH 46 DEGREES 47 MINUTES 26 SECONDS EAST A DISTANCE OF 87.32 FEET TO A POINT; THENCE RUN SOUTH 44 DEGREES 31 MINUTES 39 SECONDS EAST A DISTANCE OF 19.61 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 54 MINUTES 26 SECONDS WEST A DISTANCE OF 3.08 FEET TO A POINT; THENCE RUN SOUTH 46 DEGREES 47 MINUTES 26 SECONDS WEST A DISTANCE OF 80.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,455.3 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD to said Grantees, their 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 December 2025.

City of Madison, Alabama,
a municipal corporation

Attest:

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

Lisa D. 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 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 December 2025.

Notary Public