

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

STATE OF ALABAMA	§	QUITCLAIM DEED
	§	(VACATION OF EASEMENT)
COUNTY OF LIMESTONE	§	<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 **Eria L. Kincaid & Jarvis R. Kincaid**, 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, Limestone County, Alabama, to-wit:

ALL THAT PART OF LOT 149, ACCORDING TO THE RECORD PLAT OF GREENBRIER WOODS PHASE II AS RECORDED IN PLAT BOOK H, PAGE 340 IN THE OFFICE OF THE JUDGE OF PROBATE, LIMESTONE COUNTY, ALABAMA. PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 149; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 149, NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST 15.01 FEET; THENCE LEAVING SAID BOUNDARY LINE, SOUTH 88 DEGREES 15 MINUTES 33 SECONDS EAST 5.00 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST 89.53 FEET TO THE SOUTH BOUNDARY OF AN EXISTING 5 FOOT EASEMENT; THENCE ALONG SAID EASEMENT, SOUTH 89 DEGREES 54 MINUTES 50 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST 89.67 FEET TO THE NORTH BOUNDARY OF AN EXISTING EASEMENT; THENCE ALONG SAID EASEMENT, NORTH 88 DEGREES 15 MINUTES 33 SECONDS WEST 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 448 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 March, 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 March 2026.

Notary Public