

Exhibit "A" (Legal Description of the Property)

All that part of Section 26, Township 3 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Northwest corner of said Section 26; thence South 48 Degrees 52 Minutes 27 Seconds East 1,869.62 feet to a point; said point is further described as the Point of True Beginning; thence South 48 Degrees 15 Minutes 43 Seconds East 686.48 feet to a point; thence South 0 Degrees 31 Minutes 50 Seconds East 106.7 feet to a point; thence South 3 Degrees 17 Minutes 34 Seconds West 265.25 feet to a point; thence North 72 Degrees 10 Minutes 16 Seconds West 226.73 feet to a point; thence South 9 Degrees 47 Minutes 14 Seconds West 4.08 feet to a point; thence North 75 Degrees 49 Minutes 19 Seconds West 397.75 feet to a point; thence North 0 Degrees 13 Minutes 18 Seconds West 506.81 feet to the Point of True Beginning and containing 6.15 acres more or less.

ANNEXATION SUMMARY: RCI March 7, 2023

PETITIONER: RCI Holdings, Inc., a Texas Corporation, by Travis Reese, as its Secretary
LOCATION: On the south side of US Hwy 72 W and east of Slaughter Rd
Township 3 South, Range 2 West, Section 26
7001 Hwy 72 W, Huntsville, AL 35806
ACREAGE: 6.15 acres
REASON FOR REQUEST: City Services

ANNEXATION GUIDELINES: RCI

- 1. Annexations that would fill in or make more regular the existing corporate limits should be strongly encouraged.
WOULD CONTINUE ONGOING ANNEXATIONS IN THIS AREA
2. The remaining tax islands should be annexed when ownership changes and redevelopment occurs....
NOT A TAX ISLAND
3. Annexations of land in subdivisions....
NOT PART OF A SUBDIVISION
4. Corridors are discouraged....
NOT A CORRIDOR
5. Point-to-point annexations should be discouraged....
NOT A POINT-TO-POINT CONNECTION
6. Owners living on land expected to be annexed within the ninety-day period preced municipal election....
NO MUNICIPAL ELECTION AT TIME OF ANNEXATION
7. Land which is known to be contaminated should not be annexed until such danger been mitigated.
NO KNOWN CONTAMINATION
8. The annexation of land that would contribute to the city's economic development an increase in taxes....
COMMERCIAL LAND
9. The city should require petitions for annexation referenda to satisfy additional conditions....
NOT A REFERENDA
10. City planners will explain to all annexation petitioners the policies under which se are provided.
POLICY STATEMENT SIGNED BY OWNERS; COPY ATTACHED

STATEMENT REGARDING PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations. Please note that the National agency that established the rating schedule for fire insurance premiums (ISO) assigns a higher rate to property that is over 5 road miles from their responding fire station and/or over 1000 feet from a fire hydrant.

Water service is provided by Huntsville Utilities; however if the annexed land is already served by another water authority, the existing situation should be expected to continue until such time as development pressure or legal agreements between water authorities makes it feasible or possible for Huntsville Utilities to assume control of the water lines or extend new mains. The cost of main extensions usually are borne by the property owner.

Likewise, it has long been city policy to expand sanitary sewer service on a cost benefit basis. This policy applies to all land within the city regardless of its annexation date. In addition, the city has adopted a capital improvement plan to guide investment in infrastructure. In order for an area to be considered for road construction, drainage improvements, recreational or community facilities, new fire stations, or sanitary sewer extension, the area must be in the city and then must be prioritized according to need. Newly annexed land will be accorded the same consideration as other city lands.

Lastly, it is important to understand that those autonomous boards, agencies and utilities that have authority over the delivery of specific public services set their own policies and procedures.

I have read the above statement governing the delivery of city services to lands annexed into the city of Huntsville, and I agree to these conditions as they may pertain to any of my lands that are annexed.

Petitioner: [Signature] Date: 03/08/2023
For: \_\_\_\_\_ As its: \_\_\_\_\_
Petitioner: \_\_\_\_\_ Date: \_\_\_\_\_
For: \_\_\_\_\_ As its: \_\_\_\_\_

PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations. Please note that the National agency that established the rating schedule for fire insurance premiums (ISO) assigns a higher rate to property that is over 5 road miles from their responding fire station and/or over 1000 feet from a fire hydrant.

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INTRODUCED 4/13/2023

ADOPTED 6/12/2023

ORDINANCE NO. 23-325

WHEREAS, the City of Huntsville wishes to further promote affordable housing within its jurisdiction and help stabilize neighborhoods by creating homeownership opportunities to benefit low to moderate income families; and,

WHEREAS, Family Services Center, Inc., is a local non-profit developer that creates affordable single-family housing in Huntsville.

THEREFORE BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, that certain property be declared surplus and no longer needed for a municipal purpose or public use and donated to Family Services Center, Inc. The subject property described below:

613 Kennan Road NW, Huntsville, Alabama 35811
Lot 12, Blk 2 Yarbrough Estates 2nd Addition, PPIN # 11860

BE IT FURTHER ORDAINED by the City Council of the City of Huntsville, Alabama, that the Mayor of the City of Huntsville is hereby authorized, requested and directed to enter into an agreement with Family Services Center, Inc. to convey by donation the described property, said agreement being substantially similar in words and figures to that document identified as "Agency Agreement between the City of Huntsville and the Family Services Center, Inc.," consisting of a total of two (2) pages and a date of April 27, 2023, appearing on the margin of the first page, together with the signature of the President or President Pro Tem of the City Council, and an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

BE IT FURTHER ORDAINED upon the completion of the donation, that the Mayor and the City Clerk be, and they are hereby authorized and directed to execute and attest, respectively, for and on behalf of the City of Huntsville, Alabama, a document which does convey the City of Huntsville's interest in the property described above to Family Services Center, Inc. and is authorized to execute on behalf of the City any other documents necessary to complete the conveyance of the City's interests.

ADOPTED this the 27th day of April, 2023.

[Signature]
President of the City Council of the City of Huntsville, Alabama

APPROVED this the 27th day of April, 2023.

[Signature]
Mayor of the City of Huntsville, Alabama

AGENCY AGREEMENT BETWEEN THE CITY OF HUNTSVILLE AND FAMILY SERVICES CENTER, INC.

STATE OF ALABAMA
COUNTY OF MADISON

AGENCY AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of April, 2023, by and between Family Services Center, Inc., hereinafter referred to as "AGENCY", and the City of Huntsville, a municipal corporation in the State of Alabama, hereinafter referred to as "CITY".

WITNESSETH:

WHEREAS, Agency develops affordable housing that helps stabilize neighborhoods by providing homeownership opportunities to benefit low to moderate-income families; and,

WHEREAS, City desires to donate property to Agency to promote affordable housing opportunities within its jurisdiction; and,

WHEREAS, the City of Huntsville Community Development Department acquired the subject property from the State of Alabama Department of Revenue for the purpose of creating additional affordable housing; and

WHEREAS, the donated property by City to Agency for such purposes constitutes a legitimate need in the community; and,

WHEREAS, both parties acknowledge the receipt of good and valuable consideration supporting the terms and conditions of this agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

[Signature]
President of the City Council of the City of Huntsville, Alabama
Date: 4/27/2023

1

A. Agency will provide the services authorized by its Articles of Incorporation, by-laws, or other applicable documents which govern the scope of its services.

B. City agrees to donate property described below to Agency.

Property: 613 Kennan Road NW, Huntsville, AL 35811
Lot 12, Blk 2 Yarbrough Estates 2nd Addition
PPIN # 11860

C. The parties agree that the services provided by Agency serve a legitimate public purpose.

The Parties agree that any form of electronic signature, including but not limited to signatures via facsimile, standing, or electronic mail, may substitute for the original signature and shall have the same legal effect as the original signature.

IN WITNESS THEREOF, the City and the Agency have executed this Agreement on this the 27th day of April, 2023.

THE CITY OF HUNTSVILLE, ALABAMA

DATE: 4/27/2023
Tommy Battle, Mayor
City of Huntsville, Alabama

ATTEST:
[Signature]
Shaundrika Edwards, City Clerk
City of Huntsville, Alabama

FAMILY SERVICES CENTER, INC.

DATE: 03-27-2023
[Signature]
Its: President

ATTEST:

[Signature]

INTRODUCED 4/13/2023

ADOPTED 6/12/2023

ORDINANCE NO. 23-326

WHEREAS, the City Council of the City of Huntsville has determined that the personal property described below has been identified by Fleet Services as surplus to the needs of the City of Huntsville and is no longer needed for a public or municipal purpose by the City of Huntsville.

THEREFORE BE IT ORDAINED, by the City Council of the City of Huntsville, Alabama that the personal property described below is surplus to the needs of the City of Huntsville and no longer needed for a public or municipal purpose by the City of Huntsville.

BE IT FURTHER ORDAINED that the Mayor and Director of Finance be, and they hereby are, authorized and directed to dispose of the personal property owned by the City of Huntsville, Alabama, described below, by selling such property via auction, Fowler Auction and Real Estate Service, Inc. All such property shall be sold to the highest bidder. The Mayor and Director of Finance be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Huntsville, Alabama; and signed by the Director of Fleet Services, conveyance of the title to the personal property, when applicable. All proceeds of which will be deposited into to the City of Huntsville Fleet Capital account. Said documents shall be permanently kept on file in the Office of the Finance Department. Said personal property is described as follows:

DEPARTMENT# 1500- FLEET SERVICES
PALLET OF LIGHTS- SERIAL NUMBER N/A
PALLET OF SNOW CHAINS- SERIAL NUMBER N/A
PALLET OF FORD CONSOLE SEATS- SERIAL NUMBER N/A
(2) BED BODIES- SERIAL NUMBER N/A
(5) HARD BED LINER COVERS- SERIAL NUMBER N/A
JOHN BEAN ALIGNMENT MACHINE- SERIAL # V39DA001
SUNBEAM VAT 60 BATTERY TESTER- SERIAL NUMBER N/A

ORDINANCE NO. 23-326 (Cont.)

ADOPTED this the 27th day of April, 2023.

[Signature]
President of the City Council of the City of Huntsville, Alabama

APPROVED this the 27th day of April, 2023.

[Signature]
Mayor of the City of Huntsville, Alabama

ATTEST:

[Signature]
Shaundrika Edwards
City Clerk

ADOPTED 4/27/2023

ORDINANCE NO. 23-338

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a utility and drainage easement; that the applicants have represented to the City of Huntsville that Paul Steele and Linda Steele, are the owners of the property across which said easement lies; that said easement, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA )
COUNTY OF MADISON )
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation, hereinafter referred to as "Grantor", in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to it by PAUL STEELE AND LINDA STEELE, hereinafter referred to as "Grantees", and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto the said Grantees FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOTS 7 AND 8, BLOCK 6, ACCORDING TO THE FINAL PLAT OF VALLY BEND FOURTH ADDITION, AS RECORDED IN PLAT BOOK 13, PAGE 71 IN THE OFFICE OF JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 78 DEGREES 01 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 104.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 12 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 78 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 7.50 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 104.76 FEET; THENCE SOUTH 78 DEGREES 00 MINUTES 28 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 12 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 104.76 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,571 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEES FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS OF SUCH SURVIVOR FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, all of Grantor's right, title, interest and claim in and to the above described real estate.

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be signed in its behalf by its Mayor and attested by its Clerk-Treasurer, on this the 27th day of April, 2023.

ATTEST: CITY OF HUNTSVILLE, ALABAMA, a municipal corporation

By: [Signature] Shaundrika Edwards, Clerk
By: [Signature] Tommy Battle, Mayor

STATE OF ALABAMA )
COUNTY OF MADISON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY BATTLE and SHAUNDRIKA EDWARDS, whose names as Mayor and City Clerk, respectively, of the CITY OF HUNTSVILLE, ALABAMA, a municipal corporation are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2023.

[Signature]
Notary Public
My Commission Expires: 06/11/2025

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Date of Sale: \_\_\_\_\_, 2023
Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801
Grantee's Address: 8011 Smoke Rise Rd., SE, Huntsville, AL 35802
Property Address: Easement vacation at 8011 and 8013 Smoke Rise Rd., SE, Huntsville, AL 35802
Purchase Price: \$0 - Nominal for vacation of easement

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND NO OPINION HAS BEEN EXPRESSED OR RENDERED WITH RESPECT TO THE TITLE OR LEGAL DESCRIPTION OF THE ABOVE DESCRIBED REAL PROPERTY.

This instrument was prepared by: JAMES G. HARRISON
HARRISON & GAMMONS, P.C.
2430 L&N Drive
Huntsville, AL 35801
256-533-7711

ORDINANCE NO. 23-338 (Cont.)

ADOPTED this the 27th day of April, 2023.

[Signature]
President of the City Council of the City of Huntsville, Alabama

APPROVED this the 27th day of April, 2023.

[Signature]
Mayor of the City of Huntsville, Alabama

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOTS 7 AND 8, ACCORDING TO THE FINAL PLAT OF VALLY BEND FOURTH ADDITION, AS RECORDED IN PLAT BOOK 13, PAGE 71 IN THE OFFICE OF JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUN SOUTH 78 DEGREES 01 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 104.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 12 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 78 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 7.50 FEET; THENCE SOUTH 12 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 104.76 FEET; THENCE SOUTH 78 DEGREES 00 MINUTES 28 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 12 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 104.76 FEET; THENCE NORTH 78 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,571 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

ADOPTED 4/27/2023

ORDINANCE NO. 23-339

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a utility and drainage easement; that the applicant has represented to the City of Huntsville that Campbell and Mance Resources, LLC, is the owner of the property across which said easement lies; that said easement, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA )
COUNTY OF MADISON )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation, hereinafter referred to as "Grantor", in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to it by CAMPBELL AND MANCE RESOURCES, LLC, an Alabama limited liability company, hereinafter referred to as "Grantee", and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said Grantee, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

See attached exhibit "A"

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Interim City Clerk, on this the 27th day of April, 2023.

ATTEST: CITY OF HUNTSVILLE, ALABAMA, a municipal corporation

By: [Signature] Shaundrika Edwards, City Clerk
By: [Signature] Tommy Battle, Mayor

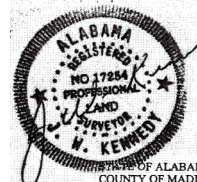
STATE OF ALABAMA )
COUNTY OF MADISON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY BATTLE and SHAUNDRIKA EDWARDS, whose names as Mayor and City Clerk, respectively, of the CITY OF HUNTSVILLE, ALABAMA, a municipal corporation are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 27th day of April, 2023.

[Signature]
Notary Public
My Commission Expires: 06/11/2025

This instrument was prepared by: Matthew R. Harrison
HARRISON GAMMONS, P.C.
2430 L&N Drive
Huntsville, AL 35801
1-256-533-7711



J.W. Kennedy
And Associates, P.C.
2835 Huntsville Highway, Fayetteville, Tennessee, 37334
931-307-1066