

ORDINANCE NO. 24-833

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 utility and drainage easements: that the applicant has represented to the City of Huntsville that 1816 Remington Circle Huntsville, LLC, is the owner of the properties across which said easements lie; that said easements, or the portions being vacated, are not presently used and are 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 quitclaim deeds vacating the easements hereinafter described, said deeds being substantially in words and figures as follows, to-wit:

This Instrument prepared by: Benjamin W. Hutton, Bradley Arant Boult Cummings LLP, 200 Clinton Avenue West, Suite 900, Huntsville, Alabama 35801, (256) 517-5100

RECORDING USE ONLY. Property address: n/a, Date of sale: September 2024, Purchase price: n/a

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's Name/Mailing Address: City of Huntsville, Alabama, 308 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801

Grantee's Name/Mailing Address: 1816 Remington Circle, Huntsville, LLC, c/o Twenty Lake Holdings, LLC, 300 Main Street, 5th Floor, Stamford, Connecticut 06901

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: Bill of Sale, Sales Contract, Closing Statement, Appraisal, X Other

QUITCLAIM DEED FOR VACATION OF EASEMENT

WHEREAS, the City of Huntsville, Alabama (the "Grantor") is the holder of that certain sanitary sewer easement as shown in Plat Book 2022, Page 458, recorded in the Office of the Judge of Probate of Madison County, Alabama, portions of which are more particularly described on Exhibit A attached hereto (collectively, the "Easement Property"); and

WHEREAS, the Grantor has agreed to vacate the Easement Property and to convey all of its right, title and interest in and to the Easement Property to 1816 Remington Circle Huntsville, LLC, a Delaware limited liability company (the "Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim to the Grantee, all its right, title, interest and claim in and to the Easement Property.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

TO HAVE AND TO HOLD the Easement Property unto the Grantee forever.

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2

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 7th day of November, 2024.

CITY OF HUNTSVILLE, ALABAMA. By: Tommy Battle, Mayor

Attest: Shaundrika Edwards, City Clerk

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 document, 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 for and as the act of said corporation on the day the same bears day.

Given under my hand and official seal this the 7th day of November, 2024.

Notary Public: Anita Gwinn Chargualaf, My commission expires: July 10, 2028



EXHIBIT A

Property Description

STATE OF ALABAMA, COUNTY OF MADISON

A parcel of land situated in the Northwest Quarter of Section 4, Township 5 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama (Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)) and lying within Lot 4A of Twenty Lake Hold Phase II, as recorded in Plat Book 2024, Pages 77-78 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion of a 20-foot wide Sanitary Sewer Easement and being more particularly described as follows:

Commencing at the northeast corner of said Lot 4A, said point having Alabama State Plane Coordinates of North: 1506977.90, East: 379840.67; thence run South 00 degrees 03 minutes 13 seconds West, 408.86 feet along the west right-of-way of Remington Trail SW (80-foot wide public right-of-way) to a point; thence, leaving the west right-of-way of said Remington Trail SW, run North 89 degrees 56 minutes 47 seconds West, 25.00 feet to the Point of Beginning, said point being further described as lying on the west margin of a 25-foot wide Public Utility and Drainage Easement;

Thence, from the Point of Beginning, run South 00 degrees 03 minutes 13 seconds West, 20.13 feet along the west margin of said 25-foot wide Public Utility and Drainage Easement to a point; thence, leaving the west margin of said 25-foot wide Public Utility and Drainage Easement, run South 83 degrees 39 minutes 32 seconds West, 91.06 feet to a point; thence run North 89 degrees 56 minutes 47 seconds West, 209.25 feet to a point lying on the east margin of a 20-foot wide Drainage Easement; thence run North 00 degrees 10 minutes 43 seconds West, 20.00 feet along the west margin of said 25-foot wide Public Utility and Drainage Easement to a point; thence, leaving the east margin of said 20-foot wide Drainage Easement, run South 89 degrees 56 minutes 47 seconds East, 208.21 feet to a point; thence run North 83 degrees 39 minutes 32 seconds East, 92.19 feet back to the Point of Beginning.

Said parcel contains 0.138 acres (6007 square feet) more or less.

4

This Instrument prepared by: Benjamin W. Hutton, Bradley Arant Boult Cummings LLP, 200 Clinton Avenue West, Suite 900, Huntsville, Alabama 35801, (256) 517-5100

RECORDING USE ONLY. Property address: n/a, Date of sale: September 2024, Purchase price: n/a

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's Name/Mailing Address: City of Huntsville, Alabama, 308 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801

Grantee's Name/Mailing Address: 1816 Remington Circle, Huntsville, LLC, c/o Twenty Lake Holdings, LLC, 300 Main Street, 5th Floor, Stamford, Connecticut 06901

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: Bill of Sale, Sales Contract, Closing Statement, Appraisal, X Other

QUITCLAIM DEED FOR VACATION OF EASEMENT

WHEREAS, the City of Huntsville, Alabama (the "Grantor") is the holder of that certain sanitary sewer easement as shown in Plat Book 2022, Page 458, recorded in the Office of the Judge of Probate of Madison County, Alabama, portions of which are more particularly described on Exhibit A attached hereto (collectively, the "Easement Property"); and

WHEREAS, the Grantor has agreed to vacate the Easement Property and to convey all of its right, title and interest in and to the Easement Property to 1816 Remington Circle Huntsville, LLC, a Delaware limited liability company (the "Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim to the Grantee, all its right, title, interest and claim in and to the Easement Property.

1

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

TO HAVE AND TO HOLD the Easement Property unto the Grantee forever.

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2

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 7th day of November, 2024.

CITY OF HUNTSVILLE, ALABAMA. By: Tommy Battle, Mayor

Attest: Shaundrika Edwards, City Clerk

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 document, 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 for and as the act of said corporation on the day the same bears day.

Given under my hand and official seal this the 7th day of November, 2024.

Notary Public: Anita Gwinn Chargualaf, My commission expires: July 10, 2028



EXHIBIT A

Property Description

STATE OF ALABAMA, COUNTY OF MADISON

A parcel of land situated in the Northwest Quarter of Section 4 and the Northeast Quarter of Section 5, Township 5 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama (Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)) and lying within Lot 4A of Twenty Lake Hold Phase II, as recorded in Plat Book 2024, Pages 77-78 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion of a 20-foot wide Sanitary Sewer Easement and being more particularly described as follows:

Commencing at the northeast corner of said Lot 4A, said point having Alabama State Plane Coordinates of North: 1506977.90, East: 379840.67; thence run South 00 degrees 03 minutes 13 seconds West, 408.86 feet along the west right-of-way of Remington Trail SW (80-foot wide public right-of-way) to a point; thence, leaving the west right-of-way of said Remington Trail SW, run North 89 degrees 56 minutes 47 seconds West, 25.00 feet to a point; thence run South 83 degrees 39 minutes 32 seconds West, 92.19 feet to a point; thence run North 89 degrees 56 minutes 47 seconds West, 228.21 feet to the Point of Beginning, said point being further described as lying on the west margin of a 20-foot wide Drainage Easement;

Thence, from the Point of Beginning, run South 00 degrees 10 minutes 43 seconds East, 20.00 feet along the west margin of said 20-foot wide Drainage Easement to a point; thence, leaving the west margin of said 20-foot wide Drainage Easement, run North 89 degrees 56 minutes 47 seconds West, 459.62 feet to a point lying on the east margin of a 50-foot wide Public Utility and Drainage Easement; thence run North 00 degrees 02 minutes 31 seconds East, 20.00 feet along the east margin of said 50-foot wide Public Utility and Drainage Easement to a point; thence, leaving the east margin of said 50-foot wide Public Utility and Drainage Easement, run South 89 degrees 56 minutes 47 seconds East, 459.55 feet back to the Point of Beginning.

Said parcel contains 0.211 acres (9192 square feet) more or less.

4

This Instrument prepared by: Benjamin W. Hutton, Bradley Arant Boult Cummings LLP, 200 Clinton Avenue West, Suite 900, Huntsville, Alabama 35801, (256) 517-5100

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QUITCLAIM DEED FOR VACATION OF EASEMENT

WHEREAS, the City of Huntsville, Alabama (the "Grantor") is the holder of that certain drainage easement as shown in Plat Book 2022, Page 458, recorded in the Office of the Judge of Probate of Madison County, Alabama, portions of which are more particularly described on Exhibit A attached hereto (collectively, the "Easement Property"); and

WHEREAS, the Grantor has agreed to vacate the Easement Property and to convey all of its right, title and interest in and to the Easement Property to 1816 Remington Circle Huntsville, LLC, a Delaware limited liability company (the "Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim to the Grantee, all its right, title, interest and claim in and to the Easement Property.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

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CITY OF HUNTSVILLE, ALABAMA. By: Tommy Battle, Mayor

Attest: Shaundrika Edwards, City Clerk

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 document, 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 for and as the act of said corporation on the day the same bears day.

Given under my hand and official seal this the 7th day of November, 2024.

Notary Public: Anita Gwinn Chargualaf, My commission expires: July 10, 2028



EXHIBIT A

Property Description

STATE OF ALABAMA, COUNTY OF MADISON

A parcel of land situated in the Northeast Quarter of Section 5, Township 5 South, Range 2 West of the Huntsville Meridian, Madison County, Alabama (Bearings and distances are referenced to the Alabama State Plane Coordinate System, East Zone, NAD '83 (2011)) and lying within Lot 4A of Twenty Lake Hold Phase II, as recorded in Plat Book 2024, Pages 77-78 in the Office of the Judge of Probate, Madison County, Alabama, and being a portion of a 10-foot wide Drainage Easement and being more particularly described as follows:

Commencing at the northeast corner of said Lot 4A, said point being further described as lying on the west right-of-way of Remington Trail SW (80-foot wide public right-of-way) and having Alabama State Plane Coordinates of North: 1506977.90, East: 379840.67; thence run North 89 degrees 56 minutes 47 seconds West, 547.85 feet along the north boundary of said Lot 4A to a point; thence, leaving the north boundary of said Lot 4A, run South 00 degrees 03 minutes 13 seconds West, 25.00 feet to the Point of Beginning, said point being further described as lying on the south margin of a 25-foot wide Public Utility and Drainage Easement;

Thence, from the Point of Beginning, run South 00 degrees 06 minutes 59 seconds West, 196.39 feet to a point; thence run North 89 degrees 03 minutes 23 seconds West, 190.43 feet to a point; thence run South 68 degrees 25 minutes 26 seconds West, 70.92 feet to a point lying on the east margin of a 50-foot wide Public Utility and Drainage Easement; thence run North 00 degrees 02 minutes 31 seconds East, 10.76 feet along the east margin of said 50-foot wide Public Utility and Drainage Easement to a point; thence, leaving the east margin of said 50-foot wide Public Utility and Drainage Easement, run North 68 degrees 25 minutes 26 seconds East, 68.95 feet to a point; thence run South 89 degrees 03 minutes 23 seconds East, 182.28 feet to a point; thence run North 00 degrees 06 minutes 59 seconds East, 186.24 feet to a point lying on the south margin of said 25-foot wide Public Utility and Drainage Easement; thence run South 89 degrees 56 minutes 47 seconds East, 10.00 feet along the south margin of said 25-foot wide Public Utility and Drainage Easement back to the Point of Beginning.

Said parcel contains 0.103 acres (4476 square feet) more or less.

4

Ordinance No. 24-833 (Cont'd)

ADOPTED this the 7th day of November, 2024.

John Murrell, President of the City Council of the City of Huntsville, Alabama

APPROVED this the 7th day of November, 2024.

Tommy Battle, Mayor of the City of Huntsville, Alabama

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