

ORDINANCE NO. 25-150

WHEREAS, the City of Huntsville from time to time must adopt new base maps on which to depict zoning district boundaries; and

WHEREAS, as the result of recent annexations and zonings, it is necessary to add four new base maps to the official set of Zoning Maps of the City of Huntsville.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, that there is hereby adopted and made part of the official City of Huntsville Zoning Maps four base map sheets bearing the title City of Huntsville, Alabama Zoning Map and being identified as map sheets 07-03, 10-01, 11-01, and 15-13.

These map sheets shall also show thereon the number of this ordinance and the date of its adoption. These maps shall become an official Zoning Map for the City of Huntsville as of the date of publication of this ordinance.

ADOPTED this the 13th day of March, 2025.

/s/ John Meredith
President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 13th day of March, 2025.

/s/ Tommy Battle
Mayor of the City of Huntsville,
Alabama

ADOPTED 3/13/25

ORDINANCE NO. 25-168

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 Trailhead Investment Company, 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 )

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into this, the 13 day of March, 2025, by and between CITY OF HUNTSVILLE, an Alabama municipal corporation, hereinafter referred to as "Party of the First Part", and Trailhead Investment Company, LLC, an Alabama limited liability company, hereinafter referred to as "Party of the Second Part".

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Party of the First Part in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, the Party of the First Part has this day remised, released, quitclaimed and conveyed to the Party of the Second Part, the following described lot or parcel of land lying and being situated in the County of Madison, State of Alabama, to-wit:

See Exhibit "A" attached and made a part hereto.

TO HAVE AND TO HOLD unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, the day and year hereinabove first written.

CITY OF HUNTSVILLE,
an Alabama municipal corporation

By: Tommy Battle
Its: Mayor

ATTEST:

By: Shaundrika Edwards
Its: City Clerk

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

STATE OF ALABAMA )
COUNTY OF MADISON )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tommy Battle and Shaundrika Edwards, whose names, as Mayor and City Clerk respectively, of the City of Huntsville, an Alabama municipal corporation, are signed to the foregoing conveyance, who are known to me, acknowledged before me on this day, being informed of the contents of said conveyance, 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 date

GIVEN under my hand and seal on this the 13th day of March, 2025.



Anita Quinn Chauguey
Notary Public
Commission Expiration Date: July 10, 2028

Grantor's name and address:
City of Huntsville
308 Fountain Circle SW
Huntsville, AL 35801

Grantee's name and address:
Trailhead Investment Company, LLC,
an Alabama limited liability company

Property address:

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

ORDINANCE NO. 25-168 (Cont'd)

ADOPTED this the 13th day of March, 2025.

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

APPROVED this the 13th day of March, 2025.

Tommy Battle
Mayor of the City of Huntsville,
Alabama

ADOPTED 3/13/25

ORDINANCE NO. 25-169

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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 Trailhead Investment Company, 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 )

QUITCLAIM DEED

THIS INDENTURE MADE AND ENTERED into this, the 13th day of March, 2025, by and between CITY OF HUNTSVILLE, an Alabama municipal corporation, hereinafter referred to as "Party of the First Part", and Trailhead Investment Company, LLC, an Alabama limited liability company, hereinafter referred to as "Party of the Second Part".

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Party of the First Part in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, the Party of the First Part has this day remised, released, quitclaimed and conveyed to the Party of the Second Part, the following described lot or parcel of land lying and being situated in the County of Madison, State of Alabama, to-wit:

See Exhibit "A" attached and made a part hereto.

TO HAVE AND TO HOLD unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, the day and year hereinabove first written.

CITY OF HUNTSVILLE,
an Alabama municipal corporation

By: Tommy Battle
Its: Mayor

ATTEST:

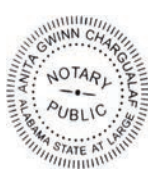
By: Shaundrika Edwards
Its: City Clerk

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

STATE OF ALABAMA )
COUNTY OF MADISON )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tommy Battle and Shaundrika Edwards, whose names, as Mayor and City Clerk, respectively, of the City of Huntsville, an Alabama municipal corporation, are signed to the foregoing conveyance, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, 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 date

GIVEN under my hand and seal on this the 13th day of March, 2025.



Anita Quinn Chauguey
Notary Public
Commission Expiration Date: July 10, 2028

Grantor's name and address:
City of Huntsville
308 Fountain Circle SW
Huntsville, AL 35801

Grantee's name and address:
Trailhead Investment Company, LLC,
an Alabama limited liability company
2000 Andrew Jackson Way NE
Huntsville, AL 35811

Property address:

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

"Exhibit A"

ALL THAT PART OF LOT 1 OF CHASE CREEK PARK TRACT 1 RESUBDIVISION PHASE 3 AS SHOWN ON THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA IN PLAT BOOK 2024, PAGES 143-144, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT LOCATED ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 72; THENCE SOUTH 84 DEGREES 29 MINUTES 33 SECONDS EAST AND ALONG THE SAID SOUTH RIGHT-OF-WAY, 161.41 FEET TO A POINT; THENCE LEAVING THE SAID SOUTH RIGHT-OF-WAY, SOUTH 08 DEGREES 08 MINUTES 15 SECONDS WEST, 15.02 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE SOUTH BOUNDARY OF A 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT;

THENCE FROM THE POINT OF BEGINNING SOUTH 84 DEGREES 37 MINUTES 07 SECONDS EAST AND ALONG THE SAID SOUTH BOUNDARY, 5.01 FEET TO A POINT; THENCE LEAVING THE SAID SOUTH BOUNDARY, SOUTH 08 DEGREES 08 MINUTES 15 SECONDS WEST, 263.21 FEET TO A POINT ON THE NORTH BOUNDARY OF AN EXISTING 20 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID NORTH BOUNDARY, NORTH 84 DEGREES 52 MINUTES 47 SECONDS WEST, 10.01 FEET TO A POINT; THENCE LEAVING THE SAID NORTH BOUNDARY, NORTH 08 DEGREES 08 MINUTES 15 SECONDS EAST, 263.27 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT; THENCE ALONG THE SAID SOUTH BOUNDARY, SOUTH 84 DEGREES 29 MINUTES 33 SECONDS EAST, 5.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2632 SQUARE FEET, MORE OR LESS.

ORDINANCE NO. 25-169 (Cont'd)

ADOPTED this the 13th day of March, 2025.

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

APPROVED this the 13th day of March, 2025.

Tommy Battle
Mayor of the City of
Huntsville, Alabama

ADOPTED 3/13/25

RESOLUTION NO. 25-170

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized to accept that certain Sanitary Sewer Easement with accompanying temporary construction easement, by and between Russell Alan Bradley and Jennifer McClure Bradley, husband and wife, as the Grantors, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, for conveyance by Grantors to the City of Huntsville for that certain 0.43 acre sanitary sewer easement and 0.28 acre temporary construction easement located in Section 17, Township 3 South, Range 1 West, Madison County, Alabama (the "Easement"); and

BE IT FURTHER RESOLVED THAT the City of Huntsville, Alabama, hereby accepts conveyance of the Easement, attached hereto and identified as "Sanitary Sewer Easement," consisting of six (6) pages, including exhibits, and containing the date of March 13, 2025, appearing on the first page, and the Mayor is hereby directed and authorized to have said Sanitary Sewer Easement recorded in the Probate Records of Madison County, and an executed copy of said document to be permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 13th day of March, 2025.

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

APPROVED this the 13th day of March, 2025.

Tommy Battle
Mayor of the City of Huntsville,
Alabama

THIS INSTRUMENT PREPARED BY:

PLEASE RECORD AND RETURN TO:
Katherine Amos Beasley
Lanier Ford Shaver & Payne P.C.
2101 W. Clinton Avenue, Suite 102
Huntsville, AL 35805
(256) 535-1100

STATE OF ALABAMA )
COUNTY OF MADISON )
Water Pollution Control Department
Stringfield Road Sewer

SANITARY SEWER EASEMENT

THIS CONVEYANCE is made and entered into on this the 20th day of February, 2025, by and between RUSSELL ALAN BRADLEY and JENNIFER McCLURE BRADLEY, husband and wife, as the Grantors, and CITY OF HUNTSVILLE, an Alabama municipal corporation, as the Grantee.

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to the Grantors in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual, exclusive sanitary sewer easement on, over, along, across, under and through the lands of the Grantors situated in Madison County, Alabama, particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

for the establishment, construction, installation, maintenance, repair, operation, use, replacement, relocation, upgrading, changing the size of and/or removal, at all or any time(s), of such improvements, facilities, equipment, fixtures, and appurtenances as may be necessary for the provision of sanitary sewer together with the unimpaired right of entry and re-entry from time to time as occasion may require; the right to maintain said easement granted clear of trees, undergrowth, and brush, and other purposes not inconsistent with the rights herein granted; with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated.

AND ALSO, a temporary construction easement running parallel to the above-described sanitary sewer easement over the land described as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.

THE TEMPORARY CONSTRUCTION EASEMENT DESCRIBED ON EXHIBIT "B" SHALL TERMINATE AND ALL RIGHTS SHALL REVERT TO THE GRANTORS UPON COMPLETION OF THE CITY OF HUNTSVILLE STRINGFIELD ROAD SEWER PROJECT, OR ONE (1) YEAR FROM THE DATE HEREOF, WHICHEVER SHALL FIRST OCCUR.

A depiction of the sanitary sewer easement and temporary construction easement described herein is attached as EXHIBIT "C" hereto.

TO HAVE AND TO HOLD, the above-described rights, privileges, and easements unto the Grantee, its successors and assigns, forever, together with the right of unimpaired access to said easement and the right of ingress and egress on, over and through the Grantors' above-described lands for any and all purposes necessary and incidental to the exercise by the said Grantee of the rights granted hereunder. However, the Grantors hereby reserve the right to use the easement area for purposes not inconsistent with the rights granted herein.

THE GRANTORS do hereby covenant and represent unto the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of the tract or parcel of land above described; that the same is free of encumbrances except for ad valorem taxes, easements, rights of way and restrictions of record; that the Grantors have a good right to sell and convey the same as aforesaid; and that the Grantors will warrant and defend the title to the same unto the Grantee, its successors and assigns, forever against the lawful claims of all persons claiming by or through Grantors, but not otherwise.

IN WITNESS WHEREOF, the said Grantors have hereunto executed and delivered the same on the day and year first written.

[Signatures appear on following page]

GRANTORS:

Russell Alan Bradley
RUSSELL ALAN BRADLEY
Jennifer McClure Bradley
JENNIFER McCLURE BRADLEY

STATE OF Alabama )
COUNTY OF Madison )

I, the undersigned Notary Public in and for said County and State, hereby certify that RUSSELL ALAN BRADLEY and JENNIFER McCLURE BRADLEY, husband and wife, whose names 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 executed the same as their free and voluntary act on the day the same bears date.

GIVEN under my hand and official seal on this the 20th day of February, 2025.



K. Hydrick
Notary Public
My commission expires: 10-20-2027

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:

Grantors' Address: 30 Holman Road, Fayetteville, TN 37334
Grantee's Address: P.O. Box 308, Huntsville, AL 35804
Property: 0.43 acre sanitary sewer easement and 0.28 acres temporary construction easement located on 6750 Stringfield Road, NW, Huntsville, AL. (Portion of PPIN: 118657)

THE PREPARER OF THIS DOCUMENT HAS NOT BEEN REQUESTED TO RENDER AN OPINION, AND NO OPINION IS HEREBY RENDERED, WITH RESPECT TO THE STATE OF TITLE TO THE FOREGOING REAL PROPERTY OR THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN.

© 2025 CITY OF HUNTSVILLE Stringfield Road Sewer/Sanitary Sewer Easement rev. 2/2025

EXHIBIT "A"

(LEGAL DESCRIPTION OF 30' SANITARY SEWER EASEMENT)

BEING AN EASEMENT SITUATED IN ALL THAT PART OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2008, PAGE 79350 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND ALSO BEING PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE PURPORTED CENTER OF SECTION 17 TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN AND LYING NEAR THE CENTERLINE INTERSECTION OF BLAKE BOTTOM ROAD AND STRINGFIELD ROAD;

THENCE SOUTH 89 DEGREES 20 MINUTES EAST A DISTANCE OF 1510.8 FEET;

THENCE NORTH 1 DEGREE 08 MINUTES EAST A DISTANCE OF 35.0 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STRINGFIELD ROAD BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE RUN NORTH 1 DEGREE 10 MINUTES 20 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 619.02 FEET TO THE NORTHERN LINE OF SAID TRACT;

THENCE SOUTH 88 DEGREES 55 MINUTES 39 SECONDS EAST SAID NORTHERLY LINE A DISTANCE OF 30.00 FEET;

THENCE SOUTH 1 DEGREE 10 MINUTES 20 SECONDS WEST A DISTANCE OF 618.81 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STRINGFIELD ROAD;

THENCE NORTH 89 DEGREES 20 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STRINGFIELD ROAD A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,567 SQUARE FEET OR 0.43 ACRES, MORE OR LESS.

ROOMS TO GO advertisement featuring a sofa sale, bedroom sale, dining room sale, kids sale, mattress sale, and patio sale. Includes text: 'ANNIVERSARY SOFA SALE', 'BEDROOM SALE Redefine bedtime!', 'DINING ROOM SALE Great prices! Great taste!', 'KIDS SALE Furniture! Fun! Fantastic value!', 'MATTRESS SALE Top brands @ low prices!', 'PATIO SALE Get ready for spring!', 'ANNIVERSARY SALE Join the fun! Savings are on!', 'INTEREST FREE FINANCING UNTIL JANUARY 2030\*'