

ORDINANCE NO. 25-216

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 portion of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **Heritage AC, 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 LIMESTONE)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by **HERITAGE AC, LLC**, an Alabama limited liability company, hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the 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 EXHIBITS A and B ATTACHED HERETO.

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

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, this the 27th day of March, 2025.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: Tommy Battle
Tommy Battle, Mayor

ATTEST:

By: S. Edwards
Shaundrika Edwards
City Clerk

STATE OF ALABAMA)
COUNTY OF LIMESTONE)

I, the undersigned, a notary public in and 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 and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 27th day of March, 2025.

Anita Gwinn Chargualaf
Notary Public

THIS INSTRUMENT PREPARED BY:
2 The Point, Inc.
8624 Memorial Parkway SW
Huntsville, AL 35802
256.539.9426

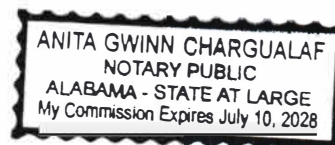


EXHIBIT A

STATE OF ALABAMA)
LIMESTONE COUNTY)

25' UTILITY AND DRAINAGE EASEMENT VACATION

A GRAPHICALLY DEPICTED 25' UTILITY AND DRAINAGE EASEMENT LOCATED ON THE EASTERN SIDE OF TRACT A ON THE FINAL PLAT OF "HERITAGE VILLAGE PHASE 1" AS RECORDED IN PLAT BOOK H PAGE 453, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 IRON PIN LYING ON THE EAST RIGHT-OF-WAY MARGIN OF DURFET DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY) AND ALSO MARKING THE SOUTHWEST CORNER OF LOT 35 OF HERITAGE VILLAGE PHASE 1 AS RECORDED IN PLAT BOOK H PAGE 453, IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA; THENCE NORTH 88 DEGREES 14 MINUTES 15 SECONDS WEST, 18.10 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,562,940.47', EAST: 368,855.64';

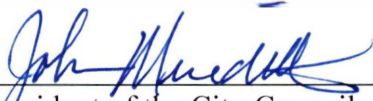
THENCE, FROM THE POINT OF BEGINNING, SOUTH 46 DEGREES 23 MINUTES 09 SECONDS EAST, 368.62 FEET TO A POINT; THENCE SOUTH 48 DEGREES 53 MINUTES 54 SECONDS EAST, 52.68 FEET TO A POINT; THENCE SOUTH 56 DEGREES 20 MINUTES 02 SECONDS EAST, 27.62 FEET TO A POINT; THENCE SOUTH 61 DEGREES 27 MINUTES 31 SECONDS EAST, 38.09 FEET TO A POINT; THENCE SOUTH 69 DEGREES 34 MINUTES 45 SECONDS EAST, 40.09 FEET TO A POINT; THENCE SOUTH 75 DEGREES 33 MINUTES 45 SECONDS EAST, 26.28 FEET TO A POINT; THENCE SOUTH 79 DEGREES 32 MINUTES 20 SECONDS EAST, 29.74 FEET TO A POINT; THENCE SOUTH 01 DEGREE 20 MINUTES 51 SECONDS EAST, 25.54 FEET TO A POINT LYING ON THE EAST BOUNDARY OF SAID TRACT A OF SAID HERITAGE VILLAGE PHASE 1 (PB H PG 453) AND ALSO LYING SOUTH 01 DEGREE 20 MINUTES 51 SECONDS EAST, 67.45 FEET FROM A 1/2 CAPPED IRON PIN (CIVIL SOLUTIONS); THENCE, ALONG SAID EAST BOUNDARY, NORTH 79 DEGREES 32 MINUTES 20 SECONDS WEST, 35.84 FEET TO A POINT; THENCE, LEAVING SAID EAST BOUNDARY, NORTH 75 DEGREES 33 MINUTES 45 SECONDS WEST, 28.46 FEET TO A POINT; THENCE NORTH 69 DEGREES 34 MINUTES 45 SECONDS WEST, 43.17 FEET TO A POINT; THENCE NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 40.99 FEET TO A POINT; THENCE NORTH 56 DEGREES 20 MINUTES 02 SECONDS WEST, 30.36 FEET TO A POINT; THENCE NORTH 48 DEGREES 53 MINUTES 54 SECONDS WEST, 54.85 FEET TO A POINT; THENCE NORTH 46 DEGREES 23 MINUTES 09 SECONDS WEST, 405.02 FEET TO A POINT; THENCE SOUTH 75 DEGREES 54 MINUTES 51 SECONDS EAST, 11.76 FEET TO A POINT; THENCE SOUTH 83 DEGREES 14 MINUTES 15 SECONDS EAST, 32.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.35 ACRES (15,249 SQUARE FEET) MORE OR LESS.



ORDINANCE NO. 25-216 (Cont'd)

ADOPTED this the 27th day of March, 2025.



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

APPROVED this the 27th day of March, 2025.



Mayor of the City of Huntsville,
Alabama