

ORDINANCE NO. 25-447

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 12th day of June, 2025, by and between **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as “Party of the First Par”, and **Trailhead Investment Company, LLC, an Alabama limited liability company**, hereinafter referred to as Party of the Second Part”.

THAT FOR AND CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the Part 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 lot or parcel of land lying and being situated in the County of Madison, State of Alabama, to-wit:

LOT 1 CHASE CREEK PARK TRACT 1 RESUBDIVISION, PHASE 3

STATE OF ALABAMA
COUNTY OF MADISON

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 05 DEGREES 40 MINUTES 55 SECONDS WEST, 15.00 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, 5.00 FEET TO A POINT; THENCE LEAVING THE SAID SOUTH BOUNDARY, SOUTH 05 DEGREES 40 MINUTES 55 SECONDS WEST, 262.86 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 MINTUES 47 SECONDS WEST, 10.00 FEET TO A POINT; THENCE LEAVING THE SAID NORTH BOUNDARY, NORTH 05 DEGREES 40 MINUTES 55 SECONDS EAST, 262.91 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, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2629 SQUARE FEET, MORE OR LESS.

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

IN WITNESS WHEREOF, 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, this the day and year hereinabove first written.

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 MADISON)

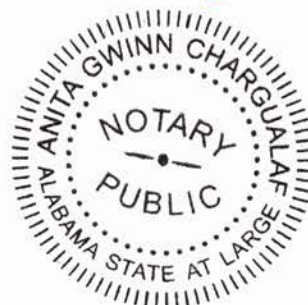
I, the undersigned, a notary public in and for said County, in said State, hereby certify that Tommy Battle and Shaundrika Edwards, whose names as Mayor and City Clerk, respectively, of The City of Huntsville, Alabama, a municipal corporation are signed to the foregoing document, and who are known to 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 12th day of June, 2025.

Anita Gwinn Chargalaf
Notary Public July 10, 2028


THIS INSTRUMENT PREPARED BY:

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



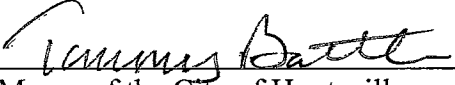
ORDINANCE NO. 25-447 (Cont'd)

ADOPTED this the 12th day of June, 2025.



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

APPROVED this the 12th day of June, 2025.



Mayor of the City of Huntsville,
Alabama