

ADOPTED 06/12/25

ORDINANCE NO. 25-448

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...

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...

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

W. Graham Burgess
MAYNARD NEXSEN PC
655 Gallatin St. SW
Huntsville, Alabama 35801
(256) 551-0171

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this 12 day of June, 2025 by and between CITY OF HUNTSVILLE, an Alabama municipal corporation, ("Grantor") and LADDY B. RATLIFF and DIXIE NELL RATLIFF (collectively, "Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash and other good and valuable consideration, this day in hand paid to the Grantor by the Grantee, the receipt and sufficiency of all of which is hereby expressly acknowledged by the Grantor, the Grantor has this day remised, released, quitclaimed, conveyed and confirmed and does, by these presents, remise, release, quitclaim, convey and confirm, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND GRAPHICAL DEPICTION ATTACHED HERETO AS EXHIBIT "B"

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

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:

Grantor's Address: 305 Fountain Circle SW, P.O. Box 308, Huntsville, Alabama 35801
Grantee's Address: 222 Green Cove Road, Huntsville, AL 35803-3006
Property Address: 0.03 acres ± situated off Blue Spring Road NW, Huntsville, Alabama 35810
Tax Parcel ID No. 14-01-11-3-001-003.000; and 14-01-11-3-001-003.001 (portion)
Purchase Price: N/A

[signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed on its behalf by its Mayor and attested by its City Clerk, this the 12 day of June, 2025.

GRANTOR:

CITY OF HUNTSVILLE,
an Alabama municipal corporation

By: Tommy Battle, Mayor

ATTEST:

By: Shaundrika Edwards, City Clerk

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for the above 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, an Alabama municipal corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears day.

Given under my hand this the 12 day of June, 2025.

Notary Public Signature: Shaundrika Edwards
My Commission Expires: July 10, 2028



THIS INFORMATION WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION AND ISSUED NO TITLE OPINION OR TITLE INSURANCE.

Exhibit "A"

Legal Description

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOT 1 AND LOT 2 ACCORDING TO THE PLAT OF LOCUST GROVE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20081126000734810 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2 BEING A 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF BLUE SPRINGS ROAD;

THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 284.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 BEING A 5/8-INCH REBAR;

THENCE NORTH 18 DEGREES 47 MINUTES 41 SECONDS WEST (LEAVING SAID SOUTH LINE OF LOT 2) ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE 10.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE RUN NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST (LEAVING THE WESTERLY LINE OF SAID LOT 2) A DISTANCE OF 6.38 FEET;

THENCE NORTH 1 DEGREE 06 MINUTES 49 SECONDS EAST A DISTANCE 2.95 FEET;

Advertisement for Willie White, Senior Sales Executive at Landers McLarty Dodge Chrysler Jeep Ram. Includes photo of Willie White and dealership logo.

Advertisement with text: 'Yes, Willie Will! Good Deals, Low Prices'. Largest Inventory, Guaranteed Lowest Prices only at Landers McLarty CDJR in Huntsville.

Advertisement with text: 'SUBSCRIBE TO OUR EBLAST! IT'S FREE! VISIT US ONLINE @ www.speakinoutweeklynews.net'. Includes images of cars.

THENCE NORTH 18 DEGREES 47 MINUTES 41 SECONDS WEST A DISTANCE OF 113.06 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 49 SECONDS EAST A DISTANCE OF 10.64 FEET; THENCE SOUTH 18 DEGREES 47 MINUTES 41 SECONDS EAST A DISTANCE OF 116.17 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE 5.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,163 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

ORDINANCE NO. 25-448 (Cont'd)

ADOPTED this the 12th day of June, 2025.

Notary Public Signature: Tommy Battle
My Commission Expires: July 10, 2028

APPROVED this the 12th day of June, 2025.

Notary Public Signature: Tommy Battle
My Commission Expires: July 10, 2028

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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...

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...

This Instrument Prepared By: Matthew R. Harrison, Harrison & Gammans, P.C., 2430 IAN Drive, Huntsville, AL 35801, 256-533-7711 (HQ)

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 LFSW, LLC, AN ALABAMA LIMITED LIABILITY COMPANY...

A 10.00 FEET WIDE UTILITY EASEMENT, BEING LOCATED IN LOT 1 OF LEEMAN FERRY COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 2024, PAGE 303 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1. THEN SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST, 273.37 FEET TO A POINT. THEN SOUTH 01 DEGREES 11 MINUTES 44 SECONDS WEST, 46.04 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING SOUTH 01 DEGREES 11 MINUTES 44 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT.

THEN NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 261.11 FEET TO A POINT.

THEN NORTH 04 DEGREES 03 MINUTES 01 SECOND EAST A DISTANCE OF 10.02 FEET TO A POINT.

THEN SOUTH 89 DEGREES 07 MINUTES 16 SECONDS EAST A DISTANCE OF 260.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,608.57 SQUARE FEET) MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, all of Grantor's right, title, interest and claim in and to the above described real estate.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be signed on its behalf by its Mayor, and attested by its City Clerk on this the 12th day of June, 2025.

ATTEST:

GRANTOR:

CITY OF HUNTSVILLE, ALABAMA, a municipal corporation

By: Shaundrika Edwards, City Clerk

By: 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 municipality on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 2025.



Notary Public Signature: Shaundrika Edwards
My Commission Expires: July 10, 2028

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 Transfer: 2025
Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801
Grantee's Address: 525 Madison Street, Suite 200, Huntsville, AL 35801
Property Address: Vacation of easement along West Side Leeman Circle S, Huntsville, AL 35801
Purchase Price: \$0 - Nominal value for vacation of easement

This Instrument Prepared By: Matthew R. Harrison, Harrison & Gammans, P.C., 2430 IAN Drive, Huntsville, AL 35801, 256-533-7711 (HQ)

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THEN SOUTH 89 DEGREES 07 MINUTES 16" EAST A DISTANCE OF 237.34 FEET TO A POINT.

THEN SOUTH 01 DEGREE 11 MINUTES 44 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT.

THEN NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 237.34 FEET TO A POINT.

THEN NORTH 01 DEGREE 11 MINUTES 44 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (2,373.38 SQUARE FEET) MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, all of Grantor's right, title, interest and claim in and to the above described real estate.

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Advertisement for City of Huntsville 2025 Action Plan/Citizen Participation Plan/Analysis of Impediments. Includes text about the plan and contact information.

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Advertisement for Hiley Volkswagen featuring Tai 'The VW Guy'. Text: 'NEED A RIDE? I GOT YOU.' Ask for Tai 'The VW Guy' at Hiley Volkswagen! Perfect credit? Rebuilding? First-time buyer? I got you! New or certified VW? Let's make it smooth, easy, and 12+ years of experience. It's your turn. Direct: 256-457-9772 | Office: 256-882-0200. Email: Tpayne@hileycars.com | YouTube: Tai 'The VW Mention "Speakin' Out News" for VIP treatment!

Advertisement for Woody Anderson Ford. Features a Ford Explorer SUV. Text: 'Woody Anderson Ford 256-539-9441 | WoodyAndersonFord.com 2500 Jordan Lane, Huntsville, AL 35816'

Advertisement for cervical cancer screening. Text: 'Did you know? CERVICAL CANCER CAN BE ELIMINATED. It takes 3 steps to protect your family and your community from cervical cancer: 1 HPV Vaccination (Ages 9-26) 2 Regular Screening (Starting at 21) 3 Follow-up Treatment Wipe Out cervical cancer. SPREAD THE WORD! Learn more at operationwipeout.org'

Advertisement for University Kia. Text: 'TOP VOLUME KIA DEALERSHIP 13 YEARS University Kia 2023 PRESIDENT'S CLUB AWARD WINNER Arthur Seaton Managing Partner 6519 UNIVERSITY DR. HUNTSVILLE, AL 35806 SALES 800-KIA-DEAL WWW.UNIVERSITYKIA.COM'

Advertisement for Frontier Dry. Stable. Healthy. Foundation & Crawl Space Repair. Text: 'Frontier Dry. Stable. Healthy. FOUNDATION & CRAWL SPACE Repair. Dry Basements, Level Concrete, Stable Foundations, Healthy Crawl Spaces. BEST OF ALABAMA 2025. 2,000+ REVIEWS 4.9 RATING. 256-203-3607 FrontierLevel.com'