

ORDINANCE NO. 25-717

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 **Tennessee Valley Communities, LLC**, is the owner of the property 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 a quitclaim deed vacating the easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA
COUNTY OF MADISON

NO TITLE EXAMINATION HAS BEEN
PERFORMED IN CONNECTION WITH
THIS TRANSACTION

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF HUNTSVILLE, an Alabama municipal corporation, hereinafter referred to as the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by **TENNESSEE VALLEY COMMUNITIES, LLC AN ALABAMA LIMITED LIABILITY COMPANY**, hereinafter referred to as the Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby remise, release, quitclaim and convey unto the said Grantee all of its right, title, interest, and claim in and to the following described real estate situated in the County of Madison, State of Alabama, to-wit:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO.

TO HAVE AND TO HOLD the same unto the said Grantee, and to its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the City of Huntsville, has caused this instrument to be duly executed by its Mayor and City Clerk, pursuant to Ordinance No: 25-717, as of this the 11th day of September, 2025.

CITY OF HUNTSVILLE, an Alabama 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 and 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 this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the City of Huntsville.

Given under my hand and official seal this 11th day of September, 2025.



Amanda K Brown

NOTARY PUBLIC

My Commission Expires: 7/31/29

THIS INSTRUMENT PREPARED BY:

Anthony Manary
2 The Point Incorporated
8624 Memorial Parkway SW
Huntsville, Alabama 35802
Ph: 256-539-9426

EXHIBIT "A"
(Easements to be Vacated)

LOT 118

STATE OF ALABAMA)
MADISON COUNTY)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED IRON PIN (2TP) MARKING THE NORTHWEST CORNER OF LOT 118 OF THE FINAL PLAT OF "STRATFORD PHASE 5 at McMULLEN COVE" AS RECORDED IN PLAT BOOK 2025 PAGE 89, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND BEING FURTHER DESCRIBED AS LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF DEVEREUX PLACE (50 FOOT PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,529,985.53', EAST: 474,970.11'; THENCE, ALONG SAID SOUTH MARGIN, NORTH 88 DEGREES 19 MINUTES 08 SECONDS EAST, 59.98 FEET TO A 5/8 INCH CAPPED IRON PIN (2TP); THENCE, LEAVING SAID SOUTH MARGIN, SOUTH 01 DEGREE 40 MINUTES 52 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,529,977.30', EAST: 475,030.36';

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 19 MINUTES 08 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 01 DEGREE 40 MINUTES 52 SECONDS EAST, 144.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 08 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 40 MINUTES 52 SECONDS WEST, 144.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 19 MINUTES 08 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 ACRES (1,440 SQUARE FEET), MORE OR LESS.

EXHIBIT A (CONTINUED)

LOT 119

STATE OF ALABAMA)
MADISON COUNTY)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

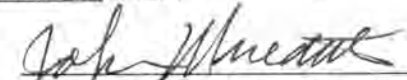
COMMENCING AT A 5/8 INCH CAPPED IRON PIN (2TP) MARKING THE NORTHWEST CORNER OF LOT 118 OF THE FINAL PLAT OF "STRATFORD PHASE 5 at McMULLEN COVE" AS RECORDED IN PLAT BOOK 2025 PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA AND BEING FURTHER DESCRIBED AS LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF DEVEREUX PLACE (50 FOOT PUBLIC RIGHT-OF-WAY) AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,529,985.53', EAST: 474,970.11'; THENCE, ALONG SAID SOUTH MARGIN, SOUTH 88 DEGREES 19 MINUTES 08 SECONDS WEST, 22.87 FEET TO A 5/8 INCH CAPPED IRON PIN (2TP); THENCE, LEAVING SAID SOUTH MARGIN, SOUTH 01 DEGREE 40 MINUTES 52 SECONDS EAST, 10.00 FEET TO THE POINT OF BEGINNING AND HAVING STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,529,974.87', EAST: 474,947.53';

THENCE, FROM THE POINT OF BEGINNING, NORTH 88 DEGREES 19 MINUTES 08 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 01 DEGREE 40 MINUTES 52 SECONDS EAST, 144.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 19 MINUTES 08 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 40 MINUTES 52 SECONDS WEST, 144.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 19 MINUTES 08 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.03 ACRES (1,440 SQUARE FEET), MORE OR LESS.

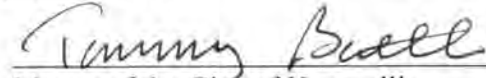
ORDINANCE NO. 25-717 (Cont'd)

ADOPTED this the 11th day of September, 2025.



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

APPROVED this the 11th day of September 2025.



Mayor of the City of Huntsville,
Alabama