

ORDINANCE NO. 26-690

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 applicants have represented to the City of Huntsville that **Jonathan Brent Noland and Virginia Ellen Langbehn**, are the owners 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:

This Instrument prepared by:
Leslie Caren Sharpe
Butler Snow LLP
200 West Side Square
Suite 100
Huntsville, AL 35801
256-936-5606

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

RECORDING USE ONLY

Grantor's Name/Mailing Address:
City of Huntsville, Alabama
308 Fountain Circle
P.O. Box 308
Huntsville, Alabama 35801

Grantee's Name/Mailing Address:
Jonathan Brent Noland and
Virginia Ellen Langbehn
14075 Leafmore Drive, SE
Huntsville, Alabama 35803

Property address: n/a
Date of conveyance: December
____, 2025
Purchase price: n/a

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other

QUITCLAIM DEED FOR VACATION OF EASEMENT

WHEREAS, the City of Huntsville, Alabama, a municipal corporation (the "Grantor") is the holder of that certain utility and drainage easement as shown in Warranty Deed recorded in Deed Book 2024, Page 45017, recorded in the Office of the Judge of Probate of Madison County, Alabama, portions of which are more particularly described on Exhibit A and graphically depicted on Exhibit B attached hereto (the "Easement Property"); and

WHEREAS, the Grantor has agreed to vacate the Easement Property and to convey all of its right, title and interest in and to the Easement Property to Jonathan Brent Noland and Virginia Ellen Langbehn, as Joint Tenants with Right of Survivorship (the "Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does

hereby remise, release, and forever quitclaim to the Grantee, all its right, title, interest and claim in and to the Easement Property.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED TO THE PREPARER. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

TO HAVE AND TO HOLD the Easement Property unto the Grantee forever.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 13th day of August, 2026.

CITY OF HUNTSVILLE, ALABAMA

By: Tommy Battle
Tommy Battle, Mayor

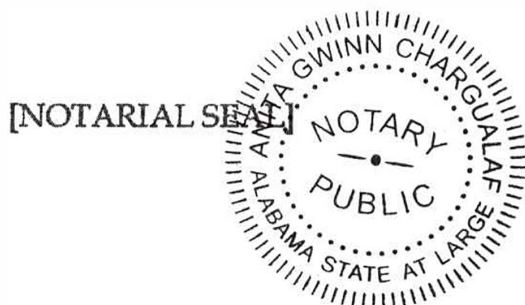
Attest: S. Edwards
Shaundrika Edwards,
City Clerk

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 municipal corporation on the day the same bears day.

Given under my hand and official seal this the 13th day of August, 2026.

Anta Guinn Chagualaf
Notary Public



My commission expires: July 10, 2028

EXHIBIT A

Property Description

STATE OF ALABAMA
COUNTY OF MADISON

A parcel of land situated in the Northwest Quarter of Section 20, Township 4 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama, {BEARINGS, DISTANCES AND COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being a portion of a 35-foot wide Public Utility and Drainage Easement lying within Lot 1A, Block 1 of the final plat of "Lendon Phase I-B in Jones Valley, Huntsville, AL" as recorded in Plat Book 2022, Pages 47-48 in the Office of the Judge of Probate, Madison County, Alabama and being more particularly described as follows:

Commencing at the northeast corner of Lot 1A, Block 1 of the final plat of said Lendon Phase I-B in Jones Valley, Huntsville, AL, said point being further described as lying at the northwest terminus of an Alley (25-foot wide right-of-way) and having Alabama State Plane Coordinates of N: 1520481.02, E: 439997.75; thence run North 61 degrees 12 minutes 55 seconds West, 15.00 feet along the common lot line between Lot 1A, Block 1 and Lot 7A, Block 1 of said final plat to the Point of Beginning:

Thence, from the Point of Beginning and leaving said common lot line, run South 28 degrees 47 minutes 05 seconds West, 133.94 feet to a point; thence run North 58 degrees 16 minutes 44 seconds West, 14.10 feet to a point; thence run 5.98 feet along a curve to the right having a radius of 315.00 feet, a delta angle of 1 degree 05 minutes 15 seconds, and a chord bearing and distance of North 53 degrees 02 minutes 38 seconds West, 5.98 feet to a point lying on the west boundary of said 35-foot wide Public Utility and Drainage Easement; thence run North 28 degrees 47 minutes 05 seconds East, 132.36 feet along the west boundary of said 35-foot wide Public Utility and Drainage Easement to a point lying on the said common lot line between Lot 1A, Block 1 and Lot 7A, Block 1 of said final plat; thence run South 61 degrees 12 minutes 55 seconds East, 20.00 feet along said common lot line back to the Point of Beginning.

Said parcel contains 0.061 acres (2667 square feet) more or less.

EXHIBIT B

Graphical Depiction

[see attached]

98686676.v1

Lendon LLC
Lot 7A, Block 1
Lendon Phase I-B
PB 2022, Pgs. 47-48

"Lendon Clubhouse"
Project under
construction

N 61°12'55" W 15.00'
(Tie from P.O.C. to P.O.B.)

P.O.B.

S 61°12'55" E
20.00'

Point of Commencement:

Northeast corner of Lot 1A, Block 1,
Lendon Phase I-B
PB 2022, Pgs. 47-48
N: 1520481.02
E: 439997.75

Owner of Record:

Jonathan Brent Noland
& Virginia Ellen Langbehn
14075 Leafmore Dr. SE
Huntsville, AL 35803-3659
DB 2024, Pg. 45017
Lot 1A, Block 1
Lendon Phase I-B
PB 2022, Pgs. 47-48

Hatched area represents
portion of P.U.D.E.
to be vacated.
0.061 Ac.± (2667 Sq. Ft.)

Existing Sanitary
Sewer (Relocated)

Lot 3

Lot 4

Lendon Phase I-B
Doc. No.
2014-339230

Block 1

Lot 5

Lot 6

Curve Data:

R=315.00'

Delta angle=1°05'15"

L=5.98'

Chord Bearing & Dist.:
N53°02'38"W, 5.98'

N 58°16'44" W 14.10'

DEWITT
DRIVE

EX. ALLEY
25' R.O.W.

15.0'

P.U.D.E. to remain

ABBREVIATIONS

EX.	Existing
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.D.E.	Public U & D Easement
R.O.W.	Right-of-way
SQ. FT.	Square Feet
U&D	Utility & Drainage

Scale: 1" = 40'



General Notes:

1. North Arrow and coordinates as shown hereon are based on Alabama State Plane Coordinate System East Zone, NAD '83 (2011).
2. All measurements shown are in U.S. Survey Feet.
3. This is not a property boundary survey.

Exhibit Drawing - Easement Vacation

Lying within Lot 1A, Block 1, Lendon Phase I-B
(Plat Book 2022, Pages 47-48)
Section 20, Township 4 South, Range 1 East
of the Huntsville Meridian,
City of Huntsville, Madison County, Alabama

Project No.: 23428

Sheet No.

1 of 1

Drawn By:

H. Galloway

Field Date:

11.14.2025

Office Date:

12.09.2025

Checked By:

A. Miller

Revisions:

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning + Modeling

SCHOPPEL

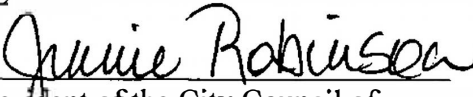
1001 22nd Street South
Birmingham, Alabama 35205
205.323.6166

101 Washington St. SE
Huntsville, Alabama 35801
256.539.1221

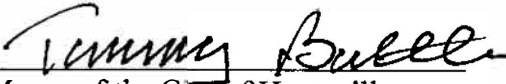
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ORDINANCE NO. 26-690(Cont'd)

ADOPTED this the 13th day of August, 2026.


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

APPROVED this the 13th day of August, 2026.


Mayor of the City of Huntsville,
Alabama