

**ORDINANCE NO. 26-691**

**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 applicants have represented to the City of Huntsville that **Robert M. Rowan and Leila Anne Rowan**, 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:

(Space Above Line for Use by Recording Office)

**THIS INSTRUMENT PREPARED BY:**

W. Graham Burgess  
MAYNARD NEXSEN P.C.  
223 Washington Street NE, Suite 500  
Huntsville, Alabama 35801  
(256) 512-5748

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** made and entered into on this 13th day of August, 2026 by and between **CITY OF HUNTSVILLE**, an Alabama municipal corporation ("Grantor") and **ROBERT M. ROWAN and LEILA ANNE ROWAN**, husband and wife (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 Grantor by Grantee, the receipt and sufficiency of all of which is hereby expressly acknowledged by 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, PO Box 308, Huntsville, Alabama 35801 |
| Grantee's Address: | 715 Adams Street SE, Huntsville, Alabama 35801             |
| Property Address:  | 5150 Highway 231-431 N., Huntsville, Alabama 35801         |
| Tax Parcel ID No.  | 17-01-01-1-002-092.001 (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 13th day of August, 2026.

**GRANTOR:**

**CITY OF HUNTSVILLE,**  
an Alabama municipal corporation

By: Tommy Battle  
Tommy Battle, Mayor

ATTEST:

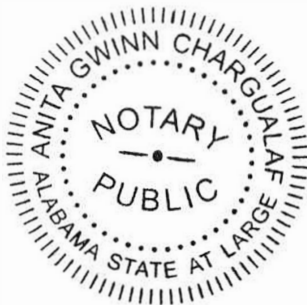
By: Shaundrika Edwards  
Shaundrika Edwards, City Clerk

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.

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



Anita Gwinn Chaguala  
NOTARY PUBLIC  
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"

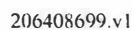
Legal Description

THE WESTERN 2-FEET OF A 5-FOOT UTILITY & DRAINAGE EASEMENT TO BE VACATED

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, ACCORDING TO THE PLAT OF HUBER'S CORNER SUBDIVISION, A RESUBDIVISION OF THE WEST 112 FEET OF LOT 8, BLOCK 202, QUIGLEY MAP AND PART OF A PARCEL NO. A-4-1 NEIGHBORHOOD DEVELOPMENT PROJECT ALABAMA A-2, AREA 4, AS RECORDED IN PLAT BOOK 9, PAGE 102, IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA, AS RECORDED IN PLAT BOOK 31, ON PAGE 90, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE SOUTH 01 DEGREE 19 MINUTES 44 SECONDS EAST A DISTANCE OF 5.80 FEET TO THE POINT OF BEGINNING;

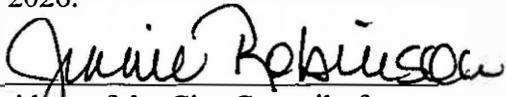
THENCE FROM THE POINT OF BEGINNING AND RUNNING ALONG A LINE THAT IS PARALLEL TO AND LYING 3 FEET SOUTHWEST OF THE EASTERN BOUNDARY OF SAID LOT 1, SOUTH 32 DEGREES 29 MINUTES 56 SECONDS EAST, 67.93 FEET TO A POINT; THENCE SOUTH 57 DEGREES 30 MINUTES 04 SECONDS WEST, 2.00 FEET TO A POINT; THENCE NORTH 32 DEGREES 29 MINUTES 56 SECONDS WEST, AND RUNNING ALONG A LINE THAT IS PARALLEL TO AND LYING 5 FEET SOUTHWEST OF THE EASTERN BOUNDARY LINE OF SAID LOT 1, 67.96 FEET TO A POINT; THENCE NORTH 58 DEGREES 17 MINUTES 06 SECONDS EAST A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 136 SQUARE FEET, MORE OR LESS.

### Graphical Depiction



**ORDINANCE NO. 26-691(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



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 8/13/2026

**File ID:** 2026-827

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**Department:** Legal

**Subject:**

**Type of Action:** Approval/Action

Ordinance authorizing the vacation of a portion of a 5-foot Utility and Drainage Easement, Lot 1, Huber's Corner Subdivision, 715 Adams Street.

Ordinance No.

**Finance Information:**

**Account Number:** NA

**City Cost Amount:** NA

**Total Cost:** NA

**Special Circumstances:**

**Grant Funded:** NA

**Grant Title - CFDA or granting Agency:** NA

**Resolution #:** NA

**Location: (list below)**

**Address:** 715 Adams Street

**District:** District 1 N/A District 2 N/A District 3 N/A District 4 N/A District 5 N/A

**Additional Comments:**