

ORDINANCE NO. 24-31

***Ordinance to Declare Property as Surplus
and Authorizing and Directing its Sale***

WHEREAS, the City of Huntsville, an Alabama municipal corporation ("City"), is the owner of certain real property situated in Huntsville, Madison County, Alabama, containing 4.8 acres, more or less, as more particularly described as follows in Exhibit "A" attached hereto (the "Subject Property"); and

WHEREAS, it is the judgment and opinion of the Mayor and the City Council of the City of Huntsville that, pursuant to §11-47-20 of the *Code of Alabama* (1975), that the Subject Property is no longer used or needed for a public purpose; and

WHEREAS, the Mayor of the City of Huntsville is hereby authorized to enter into that certain Purchase and Sale Agreement between the City of Huntsville and Stanley Developers, LLC, attached hereto as Exhibit "B" (the "Agreement"), and pursuant to the terms and conditions therein, the Subject Property will be sold to Stanley Developers, LLC, in exchange for Fifty-Seven Thousand Six Hundred and No/100 Dollars (\$57,600.00); and

WHEREAS, in the judgment and opinion of the Mayor and the City Council of Huntsville, Alabama, the Subject Property having been valued at \$57,600.00, finds said compensation is fair and reasonable compensation for the Subject Property; and

WHEREAS, it is necessary for the Mayor to execute a statutory warranty deed for the Subject Property to Stanley Developers, LLC; and

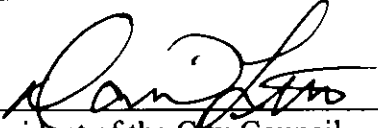
WHEREAS, a general and permanent ordinance is necessary to effect declaration of surplus property, for the transfer or sale of said surplus property, and to authorize the Mayor to execute a deed to the purchaser of surplus property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUNTSVILLE, ALABAMA, AS FOLLOWS:

1. The Subject Property is found and determined not to be needed for public or municipal purposes by the City of Huntsville and is hereby declared as surplus property in accordance with the requirements of §11-47-20 of the *Code of Alabama* (1975); and
2. The Mayor of the City of Huntsville is hereby authorized and directed to execute the Agreement, and to convey the Subject Property to Stanley Developers, LLC pursuant to the terms of said Agreement, and to execute and deliver all documents required to close said sale for and on behalf of the City; and
3. The City Clerk for the City of Huntsville is hereby instructed to publish notice of this Ordinance in accordance with §11-45-8 of the *Code of Alabama* (1975); and

4. A copy of said real estate closing documents, as legally required, will be kept on file in the office of the City Clerk of the City of Huntsville, Alabama; and
5. This ordinance shall become effective upon its approval, adoption, enactment, and publication by posting as set forth in §11-45-8(b) of the *Code of Alabama* (1975).

ADOPTED this the 25th day of January, 2024.



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

APPROVED this the 25th day of January, 2024.



Mayor of the City of Huntsville,
Alabama

EXHIBIT "A"
(Legal Description of Subject Property)

All that part of the Southeast Quarter of Section 2, Township 3 South, Range 1 West, Madison County, Alabama, particularly described as beginning at the Southeast corner of Section 2, Township 3 South, Range 1 West; thence from the place of true beginning South 1 degree 16 minutes East 62.9 feet to the Northeast corner of Windsor Manor Subdivision Second Addition as of record in the Office of the Probate Judge of Madison County, Alabama, in Plat Book 4, Page 7: thence along the North boundary of said Windsor Manor Second Addition by the following bearing and distances:

South 88 degrees 44 minutes West 165.0 feet, South 48 degrees 41 minutes West 65.35 feet, South 88 degrees 44 minutes West 406.35 feet; thence leaving said North boundary of Windsor Manor Second Addition, North 0 degrees 31 minutes West 85.25 feet; thence North 0 degrees 22 minutes East 630.00 feet to the place of true beginning; thence from the place of true beginning by the following bearings and distances;

North 0 degrees 22 minutes East 118.0 feet, North 23 degrees 12 minutes West 503.60 feet, North 0 degrees 18 minutes East 40.0 feet, South 87 degrees 44 minutes East 155.2 feet, North 53 degrees 55 minutes East 118.0 feet, South 36 degrees 05 minutes East 368.58 feet, South 5 degrees 49 minutes West 70.95 feet, South 0 degrees 15 minutes West 362.50 feet, North 89 degrees 45 minutes West 50.0 feet; thence North 77 degrees 49 minutes West 217.0 feet to the place of true beginning and containing 4.81 acres, more or less.