

SPEAKIN' OUT NEWS
 FACE COVERING ROCKBURN IN MADISON COUNTY STARTING TUESDAY AT 5 PM
SECOND CLASS PERIODICAL, USPS 023-484
SENATE VOTED AGAINST ADVANCING THE RESCUE PACKAGE, TALKS CONTINUE

CLASSIFIEDS

NOTICES | BIDS | LEGALS | REAL ESTATE | SERVICES | EMPLOYMENT | BUSINESS SERVICES

To place your classified ad, please email **SPEAKIN' OUT NEWS** at speakinoutnews@gmail.com.

SERVICES

SELLING a RV, Tractor or Golf Cart? ADVERTISE STATEWIDE or by region in over 100 Newspapers, reaching over 1 million readers each week! Run your ad in our Classified Network for just \$210 per week! Make one call to this newspaper (participating Ala-SCAN newspaper) or call 1-800-264-7043 to find out how easy it is to advertise statewide!

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-855-405-8901

NEW AUTHORS WANTED! Our publishing staff will help you self-publish your own book. FREE author submission kit! Limited offer! Why wait? Call now: 1-877-567-9754

LONG DISTANCE MOVING: Call today for a FREE QUOTE from America's Most Trusted Interstate Movers. Let us take the stress out of moving! Speak to a Relocation Specialist, call 844-925-3534

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals dry out the wet area and do repairs to protect your family and your home's value! If you have water in your home that needs to be dried, Call 24/7: 1-877-727-2344 Have zip code of service location ready when you call!

EDUCATION

ATTENTION ACTIVE Duty & Military Veterans! Begin a new career and earn your Degree at CTI! Online Computer & Medical training available for Veterans & Families! To learn more, call 866-475-1014 (M-F 8am-6pm ET).

HEALTH/BEAUTY

ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 1-855-405-8647

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-855-405-9791

AUTOMOTIVE

WANT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-855-405-8927

AUTO INSURANCE from \$29 month Free 2-minute Quote! We Compare all Insurance providers offers for you! Lowest Rates! Call Now 866-450-0943

FOR SALE

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-866-816-3535

DirecTV Satellite TV Service Starting at \$59.99/month! Free Installation! 160+ channels available. Call Now to Get the Most Sports & Entertainment on TV! 844-594-7108

NEED NEW FLOORING? Call today schedule a FREE in-home estimate on Carpeting & Flooring. Call Today! 1-877-568-2248

UPDATE YOUR HOME with Beautiful New Blinds & Shades. FREE in-home estimates make it convenient to shop from home. Professional installation. Top quality - Made in the USA. Call for free consultation: 1-855-405-8839. Ask about our specials!

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. Plus 10% Senior & Military Discounts. Call 1-833-683-2005

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 7-year warranty with qualifying purchase* Call 1-877-323-5516 today to schedule a free quote. It's not just a generator. It's a power move.

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-844-871-6175

GoGo. Live and age your way. Get help with rides, groceries, meals and more. Memberships start as low as \$1 per day. Available 24/7 nationwide. BBB Rated A+ Business. Call GoGo to get started. 1-844-952-3266

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-877-817-4697 www.dental50plus.com/alabama #6258

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-877-724-3049 today!

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer.) Offer ends 6/30/24. Call 1-877-205-0836

Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders. Call Erie Metal Roofs: 1-833-955-3163

COMPLETION OF WORK

NOTICE OF COMPLETION Pulaski Pike Rehabilitation Project

In accordance with Section 39-1-1, Code of Alabama, 1975, as amended, notice is hereby given that AMERICAN SUNCRAFT CO., INC. has completed the Contract for Pulaski Pike Rehabilitation Project for the City of Huntsville, Alabama, a municipal corporation, d/b/a Huntsville Utilities and has made request for final settlement as provided by the Contract. All persons having any claims for labor, materials, or otherwise in connection with this project should immediately notify Huntsville Utilities Water Department, 112 Spragins St., Huntsville, Alabama 35801.

LEGAL NOTICE

Wiregrass Construction Company, Inc. hereby gives Legal Notice of Completion of the Contract with The Huntsville-Madison County Airport Authority for the project known as Air Cargo South Access Road Extension Road Project. This notice will appear for four consecutive weeks, beginning on August 7, 2024, and ending on August 28, 2024. All claims should be filed at 6200 Stringfield Road, N.W., Huntsville, Alabama 35806, during this period.

Wiregrass Construction Company, Inc.

LEGAL NOTICE

Wiregrass Construction Company, Inc. hereby gives Legal Notice of Completion of the Contract with The Huntsville-Madison County Airport Authority for the project known as Employee Parking and Cell Phone Waiting Parking Lot Project. This notice will appear for four consecutive weeks, beginning on July 19, 2024, and ending on August 9, 2024. All claims should be filed at 6200 Stringfield Road, N.W., Huntsville, Alabama 35806, during this period.

Wiregrass Construction Company, Inc.

STOP Elder Abuse, Neglect & Exploitation

Contact DHR to Make a Report

1-800-458-7214

aps@dhr.alabama.gov

ALABAMA DEPARTMENT OF HUMAN RESOURCES

PUBLIC NOTICES

IN THE CIRCUIT COURT OF MADISON COUNTY, ALABAMA

HOWARD ROSS, Plaintiff
 v. RADIAH M. FLETCHER, Defendant.
 CV 2024-97

NOTICE OF PUBLICATION

TO: RADIAH M. FLETCHER
 You are hereby notified that on the 1st day of July, 2024, Complaint CV 2024-97 for ejectment was filed in the Circuit Court of Madison County, Alabama, and the following is the name of the party to the action: Radiah M. Fletcher, whose whereabouts are unknown and which cannot be ascertained after the exercise of due diligence. Said Radiah M. Fletcher is hereby directed to plead, answer, demur, or otherwise respond to the Complaint on or before the 28th day of August, 2024 else at the expiration thirty (30) days thereafter suffer judgment by default to be rendered against her, it being intended that this notice shall be used to perfect service against said party who cannot be personally served with a copy of the Complaint.

/s/Debra Kizer mm
 Debra Kizer
 Circuit Court Clerk of
 Madison County, Alabama

Publish in the Speaking Out News: August 7, August 14, August 21, August 28, 2024

HOWARD ROSS
 PLAINTIFF
 P.O. BOX 15252
 HUNTSVILLE, AL 35807

NOTICE TO THE PUBLIC AND NOTICE TO THE OWNERS OF PROPERTY AFFECTED BY THE DECISIONS OF THE BOARD OF ZONING ADJUSTMENT

Public notice is hereby given of a Public Hearing to be held by the Board of Zoning Adjustment of the City of Huntsville, on the 20th of August at 6:00 p.m., on the 2nd Floor in the City Council Chambers or on the 6th Floor (Training Room 621) of the New City of Huntsville Administration Building at 305 Fountain Circle Huntsville, AL 35801 in the City of Huntsville, Alabama, at which hearing it is to be determined whether or not the Board of Zoning Adjustment of the City of Huntsville, Alabama, shall give its written approval of the following variances and/or special exceptions:

- A special exception to allow temporary Christmas Tree Sales in a Neighborhood Business C1 Zoning District at 1305 Four Mile Post Road SE, J. Wayne Packard of High Country Christmas Trees LLC, appellant.
- A use variance to allow a childcare center in a Residence 1A Zoning District at 4815 Sparkman Drive NW, Daphne S. Morris of T.H.E. Kids Childcare, LLC, appellant.
- A special exception to allow a recreational facility to include a pickle ball court and pavilion in a Residence 2 Zoning District at 13038 Golden Hay Circle NW, Calvin A. Cowan of D. R. Horton, Inc., appellant.
- Total lot coverage and rear lot coverage variance at 912 Clinton Avenue SE, Eric O. Vanderslice, appellant.
- A use variance to allow a parking lot in a Medical Zoning District and PVA landscaping at 2008 Whitesburg Drive SW, Jason Phillips for Rudy Hornsby of The Health Care Authority of The City of Huntsville, appellant.
- A use variance to allow a parking lot in a Medical Zoning District at 3615 Russell Hill Drive NW, Jason Phillips for Marshall T. Schreeder of Russell Hill Properties, LLC, appellant.
- Location of off-site overflow parking for an addition of an amphitheater at 3252 Leeman Ferry SE, Douglas Brown of Boom Van Brewing Company, LLC, appellant.
- The location of a structure at 1744 Dekathalon Way NW, Randall Ford, appellant
- The location of a structure at 307 Gates Avenue SE, H. Paul Matheny of Matheny Goldman Architecture + Interiors, LLC for Dr. Tara W. Bulger of First Presbyterian Church, appellant.
- The location of a structure and distance separation variance at 2710 Woodview Drive SE, Cheryl Nicole Skidmore, appellant.
- The location of a structure at 808 Peachtree Street NW, Mary Elizabeth Holman of Huntsville Land Company for Dennis Norton of Property Liaison Services, LLC.
- A use variance to allow a single-family dwelling to be constructed on a lot that does not meet minimum lot size, the location of a structure, and total lot coverage variance at 417 McCullough NE, Mary Elizabeth Holman of Huntsville Land Company for Dennis Norton of Property Liaison Services, LLC.
- A use variance to allow a Goodwill donation center in a Split Zoned Neighborhood Business C-1 Zoning District and Residence 2B Zoning District at 4769 Whitesburg Drive SE, David Wells of Alabama Goodwill Industries, Inc., appellant.

Extensions

- 9605-1 A special exception to allow live entertainment, patio seating, and expanded hours of operation from 12:00 midnight to 2:00 a.m. for on-premises retail sale, service, dispensing, or consumption of alcoholic beverages in a Neighborhood Business C1 Zoning District at 3228 Lodge Road NW, Suite, F, G, & H, L. Joe Dennis, appellant.
- 9639-1 A use variance to allow a dog park in a Residence 2B Zoning District and a use variance to allow a dual use between a single-family dwelling and a dog park establishment at 3005 Hood Road SW, S. Dagnal Rowe for Michael Gill, appellant.
- 9782 The location of a structure at 2703 Woodview Drive SE, Jackson Pearson for Clyde Collins Pearson III of Pearson Homes, appellant.

RESOLUTION NO. 24-477

BE IT RESOLVED by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That Apollo Land, LLC, and JCF Huntsville II, LLC, are the sole landowners abutting the property hereinafter described, made application for the vacation of that certain Right-of-Way more particularly described as follows (the "Right-of-Way" or the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

2. That notice of the vacation of the Right-of-Way has been given as required by Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, and a public hearing held for purposes of allowing public comments on the proposed vacation before the City Council.

3. That after vacation of the designated Right-of-Way and all public rights therein, convenient and reasonable means of ingress and egress to and from the respective property will be afforded to all property owners owning property in or near the Right-of-Way by the remaining streets, avenues, and highways.

4. That in the judgment and opinion of the City Council of the City of Huntsville that it is in the public interest and necessary and expedient that the City vacate the designated Right-of-Way and that the vacation of the designated Right-of-Way is in the best interests of the citizens of the City in that same will contribute to the health and general welfare of the citizens of the City of Huntsville, Alabama.

5. That the filing of the resolution with the Judge of Probate of Madison County, Alabama, shall operate as a declaration of the City's vacation of the Right-of-Way as described herein and shall divest all public rights and liabilities, including any rights which may have been acquired by prescription, in that part of the Right-of-Way. Title and all public rights shall vest in the abutting landowners, Apollo Land, LLC, and JCF Huntsville II, LLC.

6. That notice of this resolution shall be published in The Speakin' Out News no later than fourteen (14) days from the date hereof.

NOW THEREFORE, be it resolved by the City Council of the City of Huntsville that they do hereby assent to the said vacation of the herein described Right-of-Way and that the above described Property be and is converted to public Utility and Drainage Easement, and the same is hereby vacated and annulled and all public rights therein divested of the Property.

RESOLUTION NO. 24-477 (Cont'd).

ADOPTED this the 8th day of August, 2024.

/s/ David Little
 President of the City Council
 of the City of Huntsville, Alabama

APPROVED this the 8th day of August, 2024.

/s/ Tommy Battle
 Mayor of the City of Huntsville,
 Alabama

EXHIBIT A

Legal Description of Right-of-Way

STATE OF ALABAMA COUNTY OF MADISON

PARCEL #1

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, (BEARINGS AND/OR DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 88 DEGREES 37 MINUTES 50 SECONDS WEST 1478.40 FEET ALONG THE BOUNDARY OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE; THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET ALONG THE BOUNDARY OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE; THENCE RUN SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST 1478.40 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 50 SECONDS WEST 25.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.848 ACRES (36,959 SQUARE FEET) MORE OR LESS.

BUT RESERVING IN FAVOR OF THE CITY OF HUNTSVILLE A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, ACROSS AND UNDER THE REAL PROPERTY DESCRIBED ABOVE.

AND ALSO,

PARCEL #2

A PARCEL OF LAND SITUATED IN LOT 2, DRY CREEK VILLAS PHASE 2 (PLAT BOOK 2021 PAGE 37830) AND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, (BEARINGS AND/OR DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE SOUTH LINE OF LOT 2, DRY CREEK VILLAS PHASE 2 (PLAT BOOK 2021 PAGE 37830) AND THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEGREES 37 MINUTES 50 SECONDS WEST 1478.40 FEET ALONG THE SOUTH LINE OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET; THENCE RUN SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST 1478.40 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 50 SECONDS WEST 25.00 FEET ALONG THE EAST LINE OF SAID SECTION 25 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.849 ACRES (36,962 SQUARE FEET) MORE OR LESS.

BUT RESERVING IN FAVOR OF THE CITY OF HUNTSVILLE A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, ACROSS AND UNDER THE REAL PROPERTY DESCRIBED ABOVE.

ORDINANCE NO. 24-478

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 Right-of-Way; that the applicants have represented to the City of Huntsville that Apollo Land, LLC, and JCF Huntsville II, LLC, are the owners of the property across which said Right-of-Way lies; that said Right-of-Way, 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 quitclaim deeds vacating the Right-of-Way hereinafter described, said deeds being substantially in words and figures as follows, to-wit:

Exhibit "A"
 ROW TO BE VACATED WITH EASEMENT RESERVATION

PARCEL #1

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, (BEARINGS AND/OR DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 88 DEGREES 37 MINUTES 50 SECONDS WEST 1478.40 FEET ALONG THE BOUNDARY OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE; THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET ALONG THE BOUNDARY OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE; THENCE RUN SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST 1478.40 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 50 SECONDS WEST 25.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.848 ACRES (36,959 SQUARE FEET) MORE OR LESS.

BUT RESERVING IN FAVOR OF THE CITY OF HUNTSVILLE A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, ACROSS AND UNDER THE REAL PROPERTY DESCRIBED ABOVE.

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:
 W. Graham Burgess
 MAYNARD NEXSEN P.C.
 655 Gallatin Street
 Huntsville, Alabama 35801
 (256) 551-0171

STATE OF ALABAMA)
 COUNTY OF MADISON)

QUITCLAIM DEED FOR VACATION OF RIGHT OF WAY WITH RESERVATION OF EASEMENT

THIS INDENTURE made and entered into on this 8th day of August, 2024 by and between, CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation ("Grantor") and APOLLO LAND, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey 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, but reserving in favor of Grantor a public utility and drainage easement over, across, and under the same, to-wit:

See Exhibit "A", attached hereto

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, subject to the easements reserved therein.

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: 308 Fountain Circle, P.O. Box 308, Huntsville, Alabama 35801
 Grantee's Address: 5100 Maryland Way, Brentwood, Tennessee 37027
 Property Address: N/A
 Tax Parcel Id No(s): N/A
 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 Clerk-Treasurer, this the 8th day of August, 2024.

CITY OF HUNTSVILLE, ALABAMA, a 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, 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 for and as the act of said municipal corporation.

GIVEN under my hand and official seal this the 8th day of August, 2024.

Anita Gwinn Chargualaf
 ANITA GWINN CHARGUALAF
 NOTARY PUBLIC
 ALABAMA - STATE AT LARGE
 My Commission Expires July 10, 2028

THIS INSTRUMENT 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"
 ROW TO BE VACATED WITH EASEMENT RESERVATION

PARCEL #2

A PARCEL OF LAND SITUATED IN LOT 2, DRY CREEK VILLAS PHASE 2 (PLAT BOOK 2021 PAGE 37830) AND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, (BEARINGS AND/OR DISTANCES REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83(2011)) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET ALONG THE EAST LINE OF SAID SECTION 25 TO THE SOUTH LINE OF LOT 2, DRY CREEK VILLAS PHASE 2 (PLAT BOOK 2021 PAGE 37830) AND THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEGREES 37 MINUTES 50 SECONDS WEST 1478.40 FEET ALONG THE SOUTH LINE OF SAID LOT 2, TATE FARMS AT HIDDEN CAVE (PLAT BOOK 2024 PAGE 13); THENCE RUN NORTH 01 DEGREES 45 MINUTES 50 SECONDS EAST 25.00 FEET; THENCE RUN SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST 1478.40 FEET TO THE EAST LINE OF SAID SECTION 25; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 50 SECONDS WEST 25.00 FEET ALONG THE EAST LINE OF SAID SECTION 25 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.849 ACRES (36,962 SQUARE FEET) MORE OR LESS.

BUT RESERVING IN FAVOR OF THE CITY OF HUNTSVILLE A PUBLIC UTILITY AND DRAINAGE EASEMENT OVER, ACROSS AND UNDER THE REAL PROPERTY DESCRIBED ABOVE.

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:
 W. Graham Burgess
 MAYNARD NEXSEN P.C.
 655 Gallatin Street
 Huntsville, Alabama 35801
 (256) 551-0171

STATE OF ALABAMA)
 COUNTY OF MADISON)

QUITCLAIM DEED FOR VACATION OF RIGHT OF WAY WITH RESERVATION OF EASEMENT

THIS INDENTURE made and entered into on this 8 day of August, 2024 by and between, CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation ("Grantor") and JCF HUNTSVILLE II, LLC, a Delaware limited liability company ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey 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, but reserving in favor of Grantor a public utility and drainage easement over, across, and under the same, to-wit:

See Exhibit "A", attached hereto

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, subject to the easements reserved therein.